

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3849/15

An Bord Pleanála Reference Number: PL 29S.246041

APPEAL by Conleth Manning care of Michael Kelly of 45 Lower Baggot Street, Dublin against the decision made on the 10th day of December, 2015 by Dublin City Council to grant subject to conditions a permission to Johnny O'Loughlin care of OC Architects and Design of 67 Ranelagh Village, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of the existing single storey return, the partial demolition of the flat roof of the existing house and the construction of a two-storey extension and single storey extension to the existing house, with one rooflight to the front elevation and two number rooflights to the flat roof, and all associated works, all at 23 Portobello Road, Portobello, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Dublin City Development Plan 2011 – 2017 and to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development, subject to compliance with the conditions set out below, would comply with the zoning objective for the site, would not be visually unacceptable when viewed from the streetscape within the Grand Canal Conservation Area, and would not seriously injure the residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 15th day of February, 2016, except as may otherwise be required in order to comply with the following conditions.. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:-
 - (a) The proposed rooflight in the front roof plane shall be omitted.
 - (b) The rooflight over the staircase proposed for the flat roof shall be set behind the ridgeline and shall be installed so that it does not project above the level of the ridge. The rooflight over the bathroom proposed for the flat roof shall likewise be installed flush with this upper surface.

- (c) All of the glazing on the rear elevation at first floor level, serving the two bedrooms, shall be finished in opaque glass on a permanent basis.
- (d) The proposed timber louvre screen shall be omitted.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity, and in order to protect the residential amenities of adjoining properties to the north of the site.

- 3. Details of the materials, colours and textures of all the external finishes to the proposed rear extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

- 4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

- 5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. The roof above the rear ground floor extension shall not be used as a balcony and it shall not be accessed except as an emergency exit and, in the case of the green portion, for maintenance purposes.

Reason: For the avoidance of doubt and to protect the residential amenities of adjoining properties.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.