

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 4263/15**

An Bord Pleanála Reference Number: PL 29N.246278

**APPEAL** by Michael and Geraldine Brooks care of Bell Associates of Rogerstown, Rush, County Dublin against the decision made on the 16<sup>th</sup> day of February, 2016 by Dublin City Council to refuse permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of (1) new porch extension to front, (2) new single storey kitchen extension to rear, (3) new single storey garage to rear and associated site works, all at 103 Brookwood Avenue, Artane, 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, to the nature, form, scale and design of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential or visual amenities of the area, would not be prejudicial to public health and would integrate well with other properties 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, 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. 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 and shall make provision for the following:
  - (i) Prior to the commencement of any works on site, a suitably qualified professional shall be employed to monitor and oversee all site development works.
  - (ii) Construction drawings and specifications, including the provision of any additional manholes, shall be submitted to the planning authority for written agreement, outlining how the said works will be undertaken without damage to the public sewer.
  - (iii) The developer shall be liable for any damage caused to the public sewer that arises as a consequence of carrying out the permitted development.

**Reason:** In the interest of public health and to ensure a proper standard of development.

3. The entire dwelling shall be used as a single residential unit

**Reason:** In the interest of clarity.

4. The proposed garage shall be used for purposes incidental to the enjoyment of the dwelling and shall not be used as habitable accommodation

**Reason:** In the interest of clarity.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 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 agreement has been received from the planning authority.

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

6. The external finishes of the proposed extensions, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

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

**Dated this            day of            2016.**