

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2127/16

An Bord Pleanála Reference Number: PL 29N.246473

APPEAL by Rory Moran care of The House Architects of Father Mathew Hall, 131 Church Street, Smithfield, Dublin against the decision made on the 23rd day of March, 2016 by Dublin City Council to grant subject to conditions a permission to Ronan O'Dulaing and Vanessa O'Mahony care of Brennan Furlong of The Chocolate Factory, 26 Kings Inn Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of works to existing two-storey three-bedroomed semi-detached dwelling at 37 Homefarm Park, Drumcondra, Dublin. Works to include demolition of existing garage, sheds and single-storey element to side and rear of existing dwelling to allow construction of new two-storey extension to side and part single-storey part two-storey extension to rear, along with front canopy incorporating re-located entrance door, internal alterations to existing dwelling, skylights to existing pitched roof and proposed flat roof, clerestory windows to proposed extensions, covered patio area to rear of the property, along with all associated site works. Works to provide additional circulation, service and open-plan living accommodation at entry level and two additional bedrooms and bathroom at first floor level.

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 scale and orientation of the site and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed extension would not unduly impact on the residential amenities of adjoining property, would not conflict with the Dublin City Development Plan and 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. The development shall be revised as follows:

The existing front entrance door and entrance arrangement to number 37 Home Farm Park shall be maintained and the proposed front door/arrangement with canopy over shall be omitted from the scheme. The internal layout of the development shall be amended accordingly. A window shall be provided in place of the new front door as proposed under this application. Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing with, the planning authority, and such works shall be fully implemented prior to the occupation of the buildings.

Reason: In the interest of orderly development and visual amenity.

3. The front garden boundary wall and fencing shall be retained.

Reason: In the interest of orderly development and visual amenity.

4. The first floor bathroom/ensuite windows and skylight to existing roof and clerestory window in the monopitch roof shall be permanently glazed with obscure glass.

Reason: In the interest of residential amenity.

5. The flat roof directly to the south of the master bedroom as identified on submitted plans shall not be used as an outdoor terrace/roof patio/terrace.

Reason: In the interest of residential amenity.

6. External finishes of the proposed extension shall match those of the existing house in respect of colour and texture.

Reason: In the interests of visual amenity.

7. Site development and building works shall be carried only out 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 approval has been received from the planning authority.

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

8. During the demolition and construction, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1, Code of practice for basic information and procedures for noise control'.

Reason: In order to ensure a satisfactory standard of development in the interests of residential amenity.

9. Water supply and drainage arrangements, including the attenuation and 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.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2016.