

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2581/16

An Bord Pleanála Reference Number: PL 29S.246774

APPEAL by Pembroke Road Association care of Susan McCarrick of 57 Pembroke Lane, Ballsbridge, Dublin against the decision made on the 24th day of May, 2016 by Dublin City Council to grant subject to conditions a permission to John Farrington and Michael McHale care of Simon Healy of 76 Heytesbury Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Amendment of previously granted planning register reference number WEB1082/14, granted 1st September 2014, for the refurbishment and extending of number 4 Saint Mary's Road, Ballsbridge, Dublin. The amendments include:- the addition of an upper floor to the permitted single storey west side extension to contain two ensuite bathrooms with two rooflights above, the addition of a cellar store with internal access stairs to be located below the permitted rear kitchen/dining extension, the addition of double doors from the rear of the two permitted side extensions direct into the gardens, changing the external finish on the side and rear façades of the two permitted side extensions from render to brickwork, the change from slated pitched roof to parapetted flat roof above the upper floor of the permitted two-storey rear extension, the addition of aluminium framed folding doors and timber pergola to the permitted kitchen/dining rear extension, together with minor changes to the permitted elevations, hard and soft landscaping all at number 4 Saint Mary's Road, Ballsbridge, 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

It is considered that, subject to compliance with the conditions set out below, the proposed development would be compatible with the visual and residential amenities of the area. 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. The conditions attached to the parent permission granted under planning register reference number WEB1082/14 shall be complied with, except where modified by this permission.

Reason: In the interest of clarity.

3. 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.

4. The proposed two metre high steel gate shall be composed of solid timber.

Reason: In the interest of visual amenity.

5. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

6. Prior to commencement of development, a scheme shall be submitted to and agreed in writing with the planning authority pertaining to site access arrangements during the construction phase. Insofar as these arrangements may necessitate the removal of a portion of the railings to the front boundary, including their corresponding granite plinths, this scheme shall address the following:
- (a) The exact portion of railings and plinths that would be removed.
 - (b) Where this portion of railings and plinths would be stored.
 - (c) Means of ensuring the protection of railings and plinths that remain insitu.
 - (d) A timetable for the reinstatement of the said portion of railings and plinths following substantial completion of the construction phase and prior to first occupation of the extended dwellinghouse, whichever is the sooner.

Reason: In order to ensure that the front boundary treatment is safeguarded, in the interest of visual amenity.

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

Dated this day of 2016.