

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB1197/16

An Bord Pleanála Reference Number: PL 29N.246968

APPEAL by Gerard and Niamh Creighton of 43 The Stiles Road, Clontarf, Dublin against the decision made on the 8th day of July, 2016 by Dublin City Council to grant subject to conditions a permission to Philomena Chambers care of Rory Ryan Architects of 3 Clanwilliam Terrace, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of the single storey extension to the rear and chimney to the side and associated alterations to the side and rear to provide for the construction of a new two-storey and part single storey extension to the side and rear. It will include a new kitchen, dining and living area to the rear at ground floor and a new family bathroom and master bedroom with wardrobe and ensuite at first floor. The roof of the two-storey part will be pitched and hipped to match the existing. Also included are new velux roof lights to the rear of the existing roof and roof-lights to the flat roof. Also included will be external insulation to the house with finishes matching the existing façades. All of the above includes associated ancillary works and services, all at 41 The Stiles Road, Clontarf, 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 2016–2022, it is considered that, subject to compliance with the conditions set out below, the proposed alterations and extension to the dwelling would not seriously injure the amenities of the area, would not be contrary to the current Development Plan for the area 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 finishes of the completed dwelling shall harmonise with those of the existing building and shall be in accordance with the details indicated on the drawings submitted.

Reason: In the interest of clarity.

3. Details of the external insulation 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. The attic shall be used only for storage associated with the dwelling.

Reason: In the interest of the safety of the occupants of the dwelling and to ensure an adequate standard of accommodation in the interest of orderly development.

5. The first floor windows to the family bathroom and en-suite shall be permanently glazed in obscured glass.

Reason: In the interest of residential amenity.

6. 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.

7. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street is kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the works shall be carried out at the expense of the developer.

Reason: In the interest of clarity.

8. During 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 and in the interest of residential amenity.

9. Site development and building works shall be carried out only between the hours of 0700 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays, Bank or Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Archaeological mitigation for any ground works must be agreed prior to commencement with the City Archaeologist.

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

10. Archaeological mitigation for any ground works shall be agreed in advance of commencement with the City Archaeologist. If, during the course of site works and construction, archaeological material is discovered, the City Archaeologist should be notified immediately. Further, it is obligatory under the National Monuments (Amendments) Act, 1994 that such is brought to the attention of the National Monuments Service, Department of the Arts, Heritage, Rural and Gaeltacht Affairs, and the National Museum of Ireland.

In the event of an archaeological find on the site, the City Archaeologist (in consultation with the National Monuments Service, Department of the Arts, Heritage, Rural and Gaeltacht Affairs) shall determine the further archaeological resolution of the site.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

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

Dated this day of 2016.