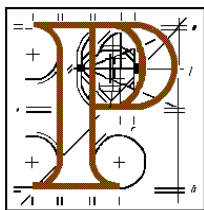


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2898/16

An Bord Pleanála Reference Number: PL 29S.246999

APPEAL by Frank O'Rourke of 64 Belmont Avenue, Donnybrook, Dublin against the decision made on the 5th day of July, 2016 by Dublin City Council to grant subject to conditions a permission to Dolours Reynolds care of Noel Larkin and Associates of Main Street, Dunshaughlin, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of scullery/outside w.c. block to rear for the provision of a single storey rear extension, alterations to existing second floor storage area for the provision of two number additional bedrooms with an increase to ceiling height. Proposed external works to comprise full stripping of existing roof covering for recovering using salvaged slate and new replacement natural blue bangor slate, widening of existing driveway to include partial demolition of front boundary, new vehicular gates, provision of detached garden shed to rear garden, the provision of metal railing to the existing front boundary wall and all associated works at a Protected Structure, 62 Belmont Avenue, Donnybrook, 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 location of the site and to the pattern of development in the vicinity, and having regard to the planning history of the subject site and adjoining properties, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the protected structure or the Architectural Conservation Area, would not seriously injure the residential amenities of property in the vicinity and would not create a traffic hazard. 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 proposed development shall be amended as follows:
 - (a) The existing vehicular entrance shall be widened to a maximum of 3.2 metres and shall be widened in a north-easterly direction only.
 - (b) A lip shall be installed across the mouth of the widened vehicular entrance, in a manner which ensures that gravel from the car parking area within the site is not discharged onto the public road.
 - (c) The gates to be installed in the widened vehicular entrance shall be designed so that they do not open outwards onto the public footpath.

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 interests of pedestrian and traffic safety, and in order to safeguard the streetscape of the Architectural Conservation Area.

3. Details of the external finishes of the proposed extension, and of the design and finishes of the railing and gates along the roadside frontage (as modified by condition number 2 of this permission), 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. Prior to commencement of development, the developer shall provide for the following:-
 - (a) The appointment of a conservation architect or similarly qualified conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.
 - (b) The submission, to the planning authority for its agreement, of details of all finishes and of all existing original features to be retained, including interior and exterior fittings/features, joinery, fenestration, plasterwork, features, roofs, staircases including handrail and skirting boards, together with a methodology for damp proofing works.

All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and in the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of the Environment, Heritage and Local Government, 2004). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

Reason: To ensure that the integrity of the protected structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

6. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

7. The proposed garden shed shall be used solely for purposes incidental to the enjoyment of the dwellinghouse as such, and shall not be used for any commercial purpose, nor for human habitation.

Reason: To safeguard the residential amenities of adjoining properties.

8. 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.