

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3284/16

An Bord Pleanála Reference Number: PL 29N.247312

APPEAL by Robert Gorman care of DRB Design of 74 Lambourn Park, Clonsilla, Dublin against the decision made on the 31st day of August, 2016 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Conversion of attic to storage including changing the existing hipped and roof to a gable end roof, a dormer window to the rear and a Velux Rooflight to the front all at roof level at number 66 Belmont Park, 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 pattern of development in the area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the visual or residential amenities of the area or of property in the vicinity 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 proposed development shall be amended as follows: -
 - (a) the proposed gabling of the hipped roof profile and proposed front roof light shall be omitted from the development, and
 - (b) the proposed dormer extension shall not constitute more than 50% of the width of the existing roof plane, shall not breach any ridgeline, shall be set back from the eaves as shown, shall be centred on the rear elevation as much as possible and shall not be less than 500 millimetres from the adjoining party boundary to the west.

Prior to the commencement of development, revised plans incorporating the amendments outlined above shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of visual amenity and to ensure that the dormer extension is subordinate to the roof slope.

3. The external finishes of the proposed extension including the roof shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The proposed dormer extension shall be used for storage purposes only.

Reason: In the interests of residential amenity.

5. 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 interests of public health.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 hours Monday to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall be allowed only in exceptional circumstances where prior written approval has been received from the planning authority.

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

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

Dated this day of 2017.