

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3297/16

An Bord Pleanála Reference Number: PL 29S.247330

APPEAL by Stuart Campbell and Karen O'Neill of 16 Walkinstown Parade, Dublin against the decision made on the 1st day of September, 2016 by Dublin City Council to grant subject to conditions a permission to Jonathan and Jane Gillgan care of Desmond J. Halpin and Associates of 15 Carriglea Drive, Firhouse, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Erection of a new two storey extension with a reduced floor area on the first floor to the rear of the existing terraced dwelling, new dormer structure to the rear of the existing tiled roof, conversion of the existing attic area, new ventilated rooflight to existing tiled roof, internal alterations and associated site works at 14 Walkinstown Parade, Walkinstown, 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 residential zoning objective for the area, 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 be acceptable having regard to design and would not seriously injure the visual or 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 proposed development shall be amended as follows:
 - (a) the apex of the dormer box extension shall be set a minimum of 200 millimetres below the existing ridge,
 - (b) the width of the dormer box extension at roof level shall be reduced to a maximum of three metres,
 - (c) the depth of the first floor rear extension shall be reduced to a maximum of 3.5 metres from the rear elevation,
 - (d) the proposed first floor plan at first floor level shall be amended so as to provide the existing east facing, first floor bedroom with a vertical window (not a velux or rooflight), and
 - (e) the proposed velux window in the front plane of the roof of the house shall be omitted.

Revised drawings show 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 visual and residential amenity.

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

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only 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.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

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

Dated this day of 2017.