

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3460/16

An Bord Pleanála Reference Number: PL 29S.247424

APPEAL by Brian McGettigan care of Tyler Owens Architects of the Mash House, Distillery Road, Dublin against the decision made on the 22nd day of September, 2016 by Dublin City Council in relation to an application by the said Brian McGettigan for permission for the construction of an extension and raised deck at upper ground floor level to the rear of existing dwelling and all associated site works necessary to facilitate the development, all at Florence House, 199 Strand Road, Sandymount, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for the construction of an extension to the rear at the upper ground floor level and to refuse permission for raised deck at upper ground level to the rear of existing dwelling):

DECISION

GRANT permission for the construction of an extension to the rear at the upper ground floor level in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission for the raised deck at upper ground floor level to the rear of existing dwelling based on the reasons and considerations marked (2) under.

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 (1)

Having regard to the zoning objective for the area, the design and layout of the first floor bathroom extension and the pattern of development in the area, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the visual amenities of the area or of residential amenity. 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

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

Reason: In the interest of visual amenity.

REASONS AND CONSIDERATIONS (2)

