



An
Bord
Pleanála

Board Order PL 29S.247819

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB 1417/16.

Appeal by Nuala Grealy of 40 O'Donovan Road, South Circular Road, Dublin against the decision made on the 1st day of December, 2016 by Dublin City Council to grant subject to conditions a permission to Sarah O'Boyle and Fintan O'Brien care of Bright Design Architects of 4 Seafield Park, Booterstown, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a new two-storey extension to the side of the existing dwelling, new canopy over existing doorway, demolition of existing garden wall and rear store and all associated site, internal and landscaping works at 41 O'Donovan Road, South Circular Road, 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 nature and scale of the proposed development and to the existing character of development in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of neighbouring dwellings or the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) The proposed two-storey side extension shall be set back a minimum of 4.5 metres from the road frontage boundary of the site with Sandford Gardens.

- (b) It shall not project further than the rear building line of Number 1 Sandford Gardens.
- (c) The first floor rear windows to the en-suite and to the family wc shall be permanently obscure glazed.

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 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. 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. Site development and building works shall be carried out only between 0800 hours and 1800 hours Mondays to Fridays, between 0800 hours and 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.

