

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dublin City**

**Planning Register Reference Number: 4053/16**

An Bord Pleanála Reference Number: PL 29S.247921

**APPEAL** by Kevin and Linda McMahon care of Brian O'Donoghue Architects Limited of 62 Gilford Road, Sandymount, Dublin against the decision made on the 5<sup>th</sup> day of January, 2017 by Dublin City Council to grant permission to Evelyn Syle care of Colin Galavan and Associates of 49 Upper Georges Street, Dún Laoghaire, County Dublin for development comprising a single storey extension to the front to comprise an extended lounge and hall, a first floor extension to the rear to comprise an extended bedroom and en suite shower room and associated internal alterations at 50 Derrynane Gardens, Sandymount, Dublin in accordance with the plans and particulars lodged with the said Council.

## **DECISION**

**GRANT permission for the construction of a first floor rear extension, with associated internal alterations 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 construction of a single storey extension to the front 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 site, the pattern of development in the vicinity and the policies of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual 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.

**Reason:** In the interest of clarity.

2. This permission relates solely to the construction of a first floor extension to the rear, with associated internal alterations. No permission is granted for the proposed single storey extension to the front, which development is refused, in accordance with the refusal element of this decision, for the reasons and considerations attached to that decision.

**Reason:** In the interest of clarity.

3. The windows on the first floor rear extension shall be glazed with obscured glass as per drawing numbers PL04, PL06, PL07 and PL08 submitted to the planning authority on the 2<sup>nd</sup> day of November, 2016.

**Reason:** To prevent overlooking of adjoining residential properties.

4. Site development and building works shall be carried out between the hours of 08.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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 and services.

**Reason:** In the interest of public health.

## **REASONS AND CONSIDERATIONS (2)**

Having regard to the pattern of development in the vicinity, which is characterised by a generally uniform front building line and facades with simple architectural treatment, it is considered that the proposed development, which would involve the provision of a front extension extending out from this building line and which would extend across the full width of the frontage of the subject site, would be inconsistent with the character of the area and out of keeping with the pattern of development in the area, and, by reason of its depth and proximity to adjoining properties, would seriously injure the residential amenities of those properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2017.**