



An  
Bord  
Pleanála

**Board Order  
PL 29S.248142**

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## **Planning and Development Acts 2000 to 2016**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4314/16**

**Appeal** by Paul Tully care of Phelim J. Byrne of 6 Malahide Road, Clontarf, Dublin against the decision made on the 13<sup>th</sup> day of February, 2017 by Dublin City Council to grant subject to conditions a permission to Mark and Sarah Stapleton care of Melted Snow Architects of 260 South Circular Road, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Proposed partial single storey, partial two-storey extension to rear, amendments to existing single storey extension to rear to include replacement of pitched roof with new flat roof and associated rooflights, proposed elevational alterations to include new windows to the front and rear of the existing house at first floor, interior alterations and associated site development works at 420 Clogher 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 residential 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 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 first floor extension shall be omitted.
  - (b) The ground floor extension shall be constructed so as not to overhang the adjoining properties and such that water runoff does not flow into the adjacent properties.

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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Part 1 of Schedule 2 to those Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

**Reason:** In the interest of the amenities of the area.

