



An
Bord
Pleanála

Board Order PL 29S.248230

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4439/16

Appeal by Marian Hogan care of Thornton O'Connor Town Planning of Paradigm House, Dundrum Office Park, Main Street, Dundrum, Dublin against the decision made on the 24th day of February, 2017 by Dublin City Council to grant subject to conditions a permission to Cathal and Claire Moran care of DMVF Architects of 276-278 Lower Rathmines Road, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Conversion of nine number bedsits back into a single family dwelling to include: demolition of all non-original single storey extensions to the rear, partial demolition of a three-storey rear return and demolition of chimney stack to same; construction of a pitched roof three-storey extension to the side and rear to consolidate the existing rear return and side extension; construction of a new single storey flat roofed extension to the rear with two number rooflights, removal of five number non-original rooflights and repairs to main roof, replacement of nine number modern windows to the rear and side with eight number sliding sash windows and one number rose window to match original, replacement of one number modern window to the side with a new glazed timber door, reinstatement of the pitched natural slate roofs to the adjoined rear return and side extension, two number new sliding sash windows to the side of the house into the stairwell to match

original, two number new windows to the rear face of the rear return-one of which to match original; blocking up of doorway to side, blocking up of doorway to existing side extension; modifications at garden level to include removal of partitions and modern stairs, new door opes, provision of opening between the two main rooms, new partitions, removal of rear return walls, openings in rear wall to new extension, provision of new stairs to ground floor level; modifications at ground floor level to include removal of partitions and modern stairs, new door opes, provision of opening between the two main reception rooms, new partitions, openings in side wall of rear return and door ope to side extension; modifications at first floor level to include removal of partitions and modern stairs, new door opes, provision of opening to connect proposed master bedroom and proposed master ensuite, new partitions, openings in rear return wall and door ope to side extension to allow for join; modifications at second floor level to include removal of partitions and modern stairs and modern mezzanine floors and construction of new attic space; localised minor repair and restoration works to facades, original windows, front door, cast and wrought ironwork and associated site and drainage works including new vehicular gate to match original details, modification of front boundary railing to include new pedestrian gate, all at number 52 Charleston Road (Protected Structure), Ranelagh, Dublin, a three-storey semi-detached building.

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 location of the site within an area subject to the zoning objective Z2: 'to protect the amenities of residential conservation areas' and to the protected status of this and adjacent structures according to the Dublin City Development Plan, 2016-2022 and to the design of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining property, would not detract from the established historical characteristics of the streetscape on the southern side of Charleston Road and would not adversely affect the integrity and character of the subject protected structure or adjacent protected structures. 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 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 carried out under the direction of an architect with specialist expertise in urban and building conservation in accordance with the recommendations set out in the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011.

Reason: In the interest of best building conservation practice in architectural heritage protection.

3. Details of

(a) colours and textures of all the external finishes, and

(b) proposed replacement glazing systems,

shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and architectural heritage protection.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 hours 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.

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

Dated this day of 2017