



An
Bord
Pleanála

Board Order

PL 06S.248366

Planning and Development Acts 2000 to 2016

Panning Authority: South Dublin County

Planning Register Reference Number: SD17A/0017

Appeal by Karl Murphy care of A1 Architects of The Avila, 125 Drimnagh Road, Walkinstown, Dublin against the decision made on the 21st day of March, 2017 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Construction of one number two storey, two bed terraced house to the west side of the existing two storey terraced house on site. Access to the new dwelling house will be via the existing entrance. Proposals also include for minor alterations to the existing dwelling house including omission of one window to the side elevation and new vehicular access is proposed fronting and serving the existing dwelling house. Proposals also provide for revised boundary treatments to sub-divide the site and all associated site works, including hard landscaping, site development works and connection to services at number 8A Castlefield Way, Castlefield Manor, 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 location of the site on residentially zoned lands as set out in the South Dublin County Development Plan 2016-2022, to the pattern of development in the area, and to the acceptable scale and design of the proposed dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity. 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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 Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the new and existing dwelling.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Front boundary walls shall match in height and shall be suitably capped and finished in a material that matches existing boundaries of the terrace.

Reason: In the interest of residential and visual amenity.

5. Water supply and drainage arrangements, including the attenuation and 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.

6. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 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.

