



An
Bord
Pleanála

Board Order
PL 29N.248379

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB 1054/17

Appeal by Daire O'Brien and Paola Ugoletti of 60 Villa Park Gardens, Navan Road, Dublin against the decision made on the 29th day of March, 2017 by Dublin City Council to grant subject to conditions a permission to Paul and Sharon Hurley care of McKenna and Associates of High Street, Trim, County Meath in accordance with plans and particulars lodged with the said Council:

Proposed Development: Extension and renovation of existing house including: a two-storey extension to the west side incorporating a single storey 'porch' type extension to the front, a single storey extension to the rear, conversion of the attic space with addition of a dormer style roof window to the rear, widened vehicular entrance to front garden and all associated site works, at 58 Villa Park Gardens, Navan 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 of the proposed development and to the characteristics of the site the Board is satisfied that the proposed development, subject to compliance with the conditions set out below, would be in keeping with the existing character and pattern of development in the immediate area and would not otherwise unduly detract from the existing residential amenity of the adjoining dwelling or from the visual amenities of the area in which it is situated. 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. The proposed development shall be amended as follows:

- (a) The roof of the proposed side extension shall be hipped to match the existing roof profile and set down 0.4 metres from the existing ridgeline.
- (b) The dormer extension on the rear roof slope shall be reduced in width to three metres and set back by at least one metre from the boundary with the adjoining dwelling. Windows shall be reduced in size.
- (c) The first floor side extension shall be set back 0.5 metres from the existing front building line.
- (d) The ground floor rear extension shall be stepped down by at least 500 millimetres in height and set back from boundary by 800 millimetres over a depth of 4.2 metres as measured from the rear building line at the eastern site boundary.
- (e) The proposed chimney stack shall be either revised to a narrow flue or rotated 90 degrees on plan.

Revised drawings showing compliance with these requirements and details of existing and finished ground level shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity and public safety.

3. 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 and to ensure a proper standard of development.

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

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

