



An
Bord
Pleanála

Board Order

PL 29N.248471

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2247/17

Appeal by Patrick Moore care of Patrick Harrington Architects of Argus House, Malpas Street, Blackpitts, Dublin against the decision made on the 11th day of April, 2017 in relation to the application for permission development comprising retention of existing part single storey (32 square metres) and part two storey (20 square metres) extension to rear of existing dwelling and permission for modifications to existing dwelling to consist of ground floor extension to rear (8 square metres), modification of roof profiles to single and two storey elements, provision of Velux rooflights and all associated internal, site and development works at 147 Clonliffe Avenue, Ballybough Road, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for retention of existing modifications to ground floor extension and attic conversion and to refuse permission for proposed modifications to existing dwelling to consist of ground floor extension to rear (8 square metres), modification to roof profiles to single and two storey elements, provision of rooflights and all associated internal, site and development works).

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

It is considered that the development for which retention of planning permission and planning permission is sought involving modifications to an existing dwelling, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 8th day of May 2017, except as may otherwise to be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. 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.

3. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed to save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential 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. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2017