

## Board Order PL 29N.248472

Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council** 

Planning Register Reference Number: 2286/17

**Appeal** by Helen O'Callaghan care of David James Interiors Limited of Lower Ground Floor, 52 Mount Street Upper, Dublin against the decision made on the 12<sup>th</sup> day of April, 2017 by Dublin City Council to refuse a permission for the proposed development.

**Proposed Development:** Conversion of the existing attic with addition of dormer extension to rear and reconfiguration of the roof and existing gable wall to provide additional bedroom with shower room en-suite along with attendant internal alterations at 1 Chapel Crescent, Riverston Abbey, 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 provisions of the Dublin City Development Plan 2016-2022, the

location of the site, the nature and scale of the proposed development and the

pattern of existing development in the vicinity, together with the information

submitted as part of the planning application and the appeal, the Board is satisfied

that, subject to compliance with the conditions set out below, the proposed

development would be acceptable in terms of design and scale and would not

seriously injure the residential or the visual amenities of the area. 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 external finishes of the proposed extensions, 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. 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. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 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

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

Dated this day of 2017

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