



An
Bord
Pleanála

Board Order
PL 29S.248499

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2381/17

Appeal by Michael Teahan of 69 Terenure Road North, Terenure, Dublin against the decision made on the 26th day of April, 2017 by Dublin City Council to grant subject to conditions a permission to Shane Moroney and Aine Heffernan care of Joe Fallon Architectural Design Limited of 255D Orwell Park Glade, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of two-storey rear extension with flat roof construction at number 71 Terenure Road North, Terenure, 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, to the nature and scale of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the 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 proposed 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 proposed first floor landing window in the southern elevation shall be permanently fitted with obscure glazing,

(b) the proposed corner window to bedroom number 4 shall be omitted and relocated to the eastern elevation where it shall be set in by a minimum of 0.5 metres from the southern elevation of the extension.

Revised plan, showing compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of neighbouring properties.

3. Water supply and drainage arrangements, including the disposal of surface water and internal basement drainage, shall comply with the requirements of the planning authority for such works and services

Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 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 amenities of property in the vicinity.

