



An
Bord
Pleanála

Board Order
PL 29S.248563

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB 1001/17

Appeal by Edurne Timmins of 10 Larkfield Park, Harold's Cross, Dublin and by John and Yvonne Cantwell and others care of 4 Larkfield Park, Harold's Cross, Dublin against the decision made on the 28th day of April, 2017 by Dublin City Council to grant subject to conditions a permission to Paul Howard of 42 Larkfield Avenue, Harold's Cross, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a two-storey extension to side/rear of 6 Larkfield Park and to rear of 8 Larkfield Park with hipped/pitched roofs, with dormer and Velux windows to the rear, relocation of entrance on ground floor of number 6 from side to the front, new vehicular access 3.5 metres to 6 and 8 Larkfield Park with off-street parking area and all associated works, at 6 and 8, Larkfield Park, Harold's Cross, 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 and scale of the proposed development comprising alterations and extensions to two neighbouring dwellings with revised vehicular accesses, to the pattern of development in the vicinity and to the planning history of the site and adjoining landholdings it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would be consistent with the provisions of the Dublin City Development Plan 2016-2022 and 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, as amended by the further plans and particulars submitted on the 5th day of April 2017, 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 modified as follows -
- (a) The rear gardens of number 6 and number 8 Larkfield Park shall each be a minimum of 50 square metres private open space provided for the sole use of number 6 and number 8 respectively.
 - (b) The proposed porch to number 6 and the proposed porch to number 8 shall be omitted from the development.
 - (c) The rear boundary parameter of number 6 and number 8 shall be not less than 1.8 metres high
 - (d) North-west facing and south-east facing two-storey elevations adjacent to the party boundary with number 4 and number 10 Larkfield Park shall be of parapet design.

Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for an appropriate level of residential amenity for each of the proposed extended dwellings, to accommodate vehicular access and off-street car parking for one number vehicle within the curtilage of each dwelling, and in the interest clarity and visual amenity and to prevent encroachment of development onto neighbouring properties.

3. 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, other than the north-west facing and south-east facing two-storey walls adjacent the party boundaries with number 4 and number 10 Larkfield Park, respectively, which shall comply with condition number 2(d) of this order.

Reason: In the interest of visual amenity.

4. The proposed first floor rear facing window to the room, indicated on drawing number P-100 submitted to the planning authority on the 5th day of April, 2017 as HP (westernmost window) at number 6 Larkfield Park, shall be omitted from the proposed development and the window opening replaced with wall to match the adjacent wall area.

Reason: To protect the amenities of the adjoining property.

5. Walls to the front of the site shall not exceed 1.2 metres and shall be capped and finished in render on both sides.

Reason: In the interest of clarity.

6. 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.

7.
 - (a) All alterations to the existing bus stop shall be agreed in writing with the planning authority prior to commencement of development and shall be carried out at the developer's own expense prior to the opening of the vehicular entrance to number 8 Larkfield Drive.
 - (b) The vehicular entrance gates shall be inward opening only.
 - (c) The dishing of the footpath and kerb at the vehicular entrance shall be to the standard required by the planning authority for such works.

- (d) All costs incurred by the planning authority, including works and any repairs to the public road and services necessary as a result of the development, shall be at the developer's expense.

Reason: To ensure a satisfactory standard of development.

8. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0900 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 residential amenities of property in the vicinity.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

