



An  
Bord  
Pleanála

**Board Order  
PL 29N.248861**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council.**

**Planning Register Reference Number: 2785/17**

**Appeal** by Kathleen Blacoe of 31 Beechlawn Grove, Coolock, Dublin against the decision made on the 21<sup>st</sup> day of June, 2017 by Dublin City Council to grant subject to conditions a permission to Brid Rogers care of Cook Architects of Carey House, 5 Albert Street, Cork in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of a new two-storey dwellinghouse to side garden of existing dwellinghouse (attached to 20 Beechlawn Green), new rooflight to side of existing house, new vehicular entrance to existing house (off Beechlawn Green) and all associated site works, all at 20 Beechlawn Green (corner of Beechlawn Green and Beechlawn Grove), Coolock, 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 Z1 residential land-use zoning objective relating to the site as set out in the Dublin City Development Plan 2016-2022, the pattern of development in the area, the size of the site, the design of the proposed additional dwelling and the policies of the planning authority, as set out in the Development Plan in relation to infill housing, it is considered that the proposed development, 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 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 the 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. Prior to commencement of development, revised drawings showing compliance with the following requirements shall be submitted to, and agreed in writing with, the planning authority:
- (a) the first floor bathroom window on the rear elevation shall incorporate obscure glass,
  - (b) the internal layout of the development shall be amended so as to ensure that bedroom number 2 shall incorporate minimum internal dimensions of at least 13 square metres,
  - (c) details of the articulation of the new dwelling with the gable of the existing dwelling at roof level and including the position of the proposed rooflight to serve the stairwell of the existing dwelling,
  - (d) the new driveway entrance to number 2 Beechlawn Green shall be 2.5 metres in width and shall not incorporate outward opening gates, and
  - (e) the modified access to serve the new dwelling from Beechlawn Grove shall be 2.6 metres in width and shall not have outward opening gates.

**Reason:** To provide a satisfactory standard of development, to protect residential amenity, in the interest of visual amenity and in the interest of traffic safety.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. In this regard, revised details of the proposed soakaway showing compliance with the requirements of BRE Digest 365 shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of public health and orderly development.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwelling 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. The works required to implement the proposed development shall only be carried out between the hours of 0800 to 1800 Monday to Friday inclusive, and between the hours of 0800 to 1400 on Saturdays and not at all on Sundays and Public Holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council.

**Reason:** In the interest of residential amenity.

6. Notwithstanding the provisions of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, no extensions, garages, stores, offices or similar structures shall be erected without a prior grant of planning permission.

**Reason:** In the interest of residential amenity.

7. The numbering/naming of the dwelling unit shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development.

