



An  
Bord  
Pleanála

**Board Order**  
**PL 29N.249080**

---

**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3045/17**

**Appeal** by Sarah Pender care of MacCabe Durney Barnes Limited of 20 Fitzwilliam Place, Dublin against the decision made on the 25<sup>th</sup> day of July, 2017 by Dublin City Council to refuse a permission to the said Sarah Pender for the proposed development.

**Proposed Development:** Retention and completion of increased height of first floor wall, extending wall to first floor room and erection of obscure screen to enclose a balcony area to the rear and side, at 1 Boland's Cottage, East Wall, 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 zoning objective, the design, layout and small scale of the 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 visual amenities of the area or of residential amenities of property in the vicinity, and would not adversely or materially impact on the character of the building or streetscape. 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 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 21<sup>st</sup> day of August, 2017, and on 18<sup>th</sup> day of October, 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 amended as follows:
  - (a) The side wall of the extension shall be constructed at a right angle to the main rear wall of the dwelling;
  - (b) The window opening to this elevation shall be centrally positioned, fitted with obscure glazing and shall have a similar style and dimensions to the existing first floor windows on the front elevation of Number 1 Boland's Cottages (top hung approximately 0.7 metres by 1.4 metres);
  - (c) The obscure screening around the balcony area shall be omitted and access to the flat roof shall be for maintenance purposes only.

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

**Reason:** In the interests of visual and residential amenity.

3. The external finishes of the extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to completion of development.

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

