



An
Bord
Pleanála

**Board Order
PL 29N.249091**

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1283/17

Appeal by Neil and Marcella O'Donohoe of 33 Shantalla Avenue, Santry, Dublin against the decision made on the 27th day of July, 2017 by Dublin City Council to grant subject to conditions a permission to Paul Gunn and Teresa Pesce care of CR Architecture of 32 North Brunswick Street, Smithfield, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of one two-storey pitched roof extension to side and one storey extension to rear, porch to front, total area 73 square metres, to provide dining, sitting and porch at ground level and bedroom at first floor level. Works include minor internal alterations, modifications to front, side, rear elevations, four number velux to side and rear, driveway widening and all associated site development works at 31 Shantalla Avenue, Beaumont, 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 existing pattern of development in the area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in 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 proposed development shall be amended as follows:
- (a) The two-storey extension shall be modified, either by setting it back from the side boundaries or by an alteration to the roof design, so as to ensure that no part of the development, including gutters and rainwater goods, would oversail the neighbouring property to the north.
 - (b) The single storey extensions to the rear shall be set back to be positioned within the existing northern and southern boundaries to ensure that no part of the development, including gutters and rainwater goods, would oversail the adjoining properties.
 - (c) The rear portion of the single storey extension immediately adjoining number 33 Shantalla Avenue shall be set back two metres from the proposed extent so that the rear door of the extension is to the west of the combined sewer. A manhole shall be provided to the combined sewer at this location.

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: To protect the residential amenities of neighbouring properties and to ensure proper servicing of the development.

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.

Reason: In the interest of visual amenity.

4. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

5. 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.

6. The driveway entrance shall be 3.2 metres in width and shall not have outward opening gates.

Reason: In the interest of orderly development.

