



An
Bord
Pleanála

Board Order
PL 06D.249145

Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0550

Appeal by John Slyne and Aoife O'Shea care of Patrick Bradley Architects of Grillagh Water, 30 Gortinure Road, Maghera, County Derry against the decision made on the 10th day of August, 2017 by Dun Laoghaire-Rathdown County Council to refuse permission to the said John Slyne and Aoife O'Shea in accordance with plans and particulars lodged with the said Council:

Proposed Development: The alterations, renovations and restoration of a Protected Structure to include works to the curtilage by means of widening the access and including the demolition of rear extension and re-construction of rear extension to match existing; all at Burdette Hose, 1 Burdette Avenue, Sandycove, 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 relatively limited nature and scope of the proposed works that are considered necessary to restore the house to residential use, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the character and setting of the protected structure and would not seriously injure the residential amenities of 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. 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.

Reason: In the interest of public health.

3. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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 residential amenities of adjoining property in the vicinity.

4. Prior to the commencement of development, the applicant shall submit details of the proposed vehicular entrance to the proposed development for the written agreement of the planning authority.

Reason: In the interest of amenity and of traffic and pedestrian safety.

5. The footpath in front of the proposed new vehicular entrance shall be dished at the road junction in accordance with the requirements of the planning authority and at the applicant's own expense.

Reason: In the interest of pedestrian safety.

6. The proposed picture window on the north elevation shall be omitted and shall be replaced by two vertical sash windows to align with the existing pattern of fenestration on that elevation in accordance with details which shall be submitted to the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.
- (b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

