



An
Bord
Pleanála

**Board Order
PL 29S.249221**

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1327/17

Appeal by Marjorie Young care of Stephen Musiol of Small Spaces of 114 Parnell Road, Dublin against the decision made on the 17th day of August, 2017 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (1) Demolition of existing zinc-clad vaulted roof, (2) alterations to rear wall, side wall to east and roof, in order to replace barrel vault roof with flat roof at first storey ceiling level, including rooflight, (3) addition to and alteration of window openings in the existing rear wall, and (4) all associated site works at 50 Palmerston Gardens, Rathmines, 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 to 2022, including the zoning objective for the area,
- the pattern of development in the area,
- the planning history of the site, and
- to the nature and scale of the proposed development,

it is considered that, subject to compliance with the following conditions, the proposed development would not detract from the streetscape or the visual amenities of the area and would not result in significant impacts on the residential amenity of residential property in the vicinity, and would not adversely impact on the setting of neighbouring Protected Structures. It is considered that the private open space serving the modified dwelling would offer an acceptable level of amenity to residents. 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. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 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 property in the vicinity.

3. 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.

