



An
Bord
Pleanála

Board Order
PL 29S.249230

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3263/17.

Appeal by Philip O'Reilly of 18 Grosvenor Place, Rathmines, Dublin and by Martin Moloney of 62 Dunville Avenue, Ranelagh, Dublin against the decision made on the 21st day of August, 2017 by Dublin City Council to grant subject to conditions a permission to Hanora (Nora) O'Connell care of Kelly and Cogan Architects of 81 North King Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Works necessary to return the house from multiple to single occupancy comprising:- demolition of a late 20th century extension to the rear, the reversal of internal late 20th century alterations which sub-divide the house, internal remedial refurbishment works, including new internal wall linings, new electrical and heating systems, alterations to the internal layout and configuration of upper and lower and ground floor rooms, reinstatement of an internal staircase to connect ground and first floor, structural repairs to the existing fabric, a new single storey flat roof, glass and render finished extension, 31.6 square metres in area and 3.61 metres in height above finished ground level, to the side of the building, all at 36 Belgrave Road (a protected structure), 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 historic architectural character of the existing villa and the group of four villas on the north side of Belgrave Road, to the site size, configuration and orientation relative to adjoining properties to either and the size, design, height and massing of the proposed extension, to the proposal for removal of the existing rear extension, the area of which can be allocated as rear private open space provision, and to the location at the historic boundary between Rathmines East and Ranelagh South, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the adjoining property by reason of close proximity and overbearing and overshadowing impact, would not adversely affect the fabric, character and integrity of the existing villa, (a protected structure) or the architectural character of the existing built environment within the area subject to the zoning objective, Z2 (Residential Conservation Areas) as set out in the Dublin City Development Plan, 2016-2022, would not be prejudicial to public health by reason of adverse impact on structural stability of adjoining property and would 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 lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 12th day of October, 2017 and the 17th day of October, 2017 except as may otherwise be required 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. Prior to occupation of the proposed extension, the demolition of the existing rear extension shall be fully completed and the space in which it was located shall be allocated as private open space to the rear of the villa to the satisfaction of the planning authority.

Reason: To ensure adequate private open space provision to the rear of the villa in substitution for the existing private open space at the side, in the interest of clarity, orderly development and residential amenities.

3. Details of the proposed boundary treatment, including materials and finishes, and of hard and soft landscaping within the perimeter of the site shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The boundary treatment shall include provision for a 1.5 metre high wall, fully capped and rendered on the inner side of the existing hedge between the front building line of the existing dwelling and the rear building line of the proposed extension. The wall shall be completed prior to occupation of the proposed extension.

Reason: In the interest of residential amenity and orderly development.

4. Prior to the commencement of the development, the applicant shall engage an architect with specialist expertise in historic building conservation who shall prepare a comprehensive method statement to include survey and condition study and, an itemised conservation methodology for the proposed works to the existing structure which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development.

Reason: To ensure the proposed works are carried out in accordance with best conservation practice and the interest of the preservation of the integrity of the fabric of the existing villa (a protected structure).

5. The proposed development shall be carried out under the direction of an architect with specialist expertise in historic building conservation and in accordance with the recommendations as set out in the “Architectural Heritage Protection: Guidelines for Planning Authorities” issued by The Department of Arts, Heritage and the Gaeltacht in 2011.

Reason: To ensure the proposed works are carried out in accordance with best conservation practice and the interest of the preservation of the integrity of the fabric of the existing villa (a protected structure).

6. 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.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 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 amenities of property in the vicinity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018