



An  
Bord  
Pleanála

**Board Order**  
**PL 29N.249255**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3248/17**

**Appeal** by Ciaran and Alison Corcoran care of Corr and Associates of Unit 4, First Floor, Saint Fintan's, North Street, Swords, County Dublin against the decision made on the 17<sup>th</sup> day of August, 2017 by Dublin City Council to grant subject to conditions a permission to Mairead Morgan and Stephen Flatley care of Stephen Blake Architectural Services of Trihill, Ballinamore Bridge, Ballinasloe, County Galway in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of existing two storey and single storey extension to rear of existing dwelling house and proposed two storey and single storey to rear of existing dwelling house and associated works at 14 Millmount Place, Drumcondra, 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 provisions for the site, to the nature and scale of the proposed development, and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with the development in the area and would not seriously injure the residential amenities of the area or of property in the vicinity. 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 gable end to the roof extension including porthole window, shall be omitted and replaced with a hipped roof to match the pitch of the existing rear roof; and
  - (b) the raised parapet wall with secret flat gully feature inside this, as proposed on the northern boundary, shall be replicated on the southern boundary.

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 interest of visual amenity.

3. The external finishes of the proposed extensions including roof tiles/slates shall harmonise with those of the existing dwelling in respect of colour and texture.

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

4. 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 and to ensure a proper standard of development.

