



An
Bord
Pleanála

Board Order PL 29N.249336

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3400/17

Appeal by Betty Hallinan of 73 Saint Lawrence Road, Clontarf, Dublin against the decision made on the 6th day of September, 2017 by Dublin City Council to grant subject to conditions a permission to Emer Murray care of Ryan and Lamb Architects of 165-169 The Village Centre, Howth Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Extension and alteration of the existing single storey ground floor extension to the rear and internal alterations to the ground floor of the two-storey annex to the rear. The existing extension was granted permission under planning register reference numbers 3046/98 and 2859/13. The alterations will include removal of the existing pitched roof to be replaced with a new flat roof, parapets, roof light and overhang including internal changes to the layout of the extension and ground floor annex comprising of a kitchen, utility room, w.c., living room and reading area and new fenestration, a wood burning stove and all associated ancillary works and services at number 77 Saint Lawrence Road, Clontarf, Dublin (a protected structure).

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 scale and nature of the development and the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not impact upon the architectural integrity of the protected structure. 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. Details of the materials, colours and textures of all the external finishes to the development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development/conservation.

3. 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.

Reason: To ensure that the integrity of the retained structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

