



An  
Bord  
Pleanála

**Board Order**

**PL 29N.249369**

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1371/17**

**Appeal** by Mary Aileen Clarke care of Peter P. Gillett and Associates of 55 Glencarrig, Sutton, Dublin against the decision made on the 8<sup>th</sup> day of September, 2017 by Dublin City Council to grant subject to conditions a permission to Garret Rossi care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** A single rear flat roof extension to accommodate extended living space. A roof level rear dormer window to accommodate new attic storage room. Two roof light windows to the front and two roof light windows to the rear. All on site utilities and services at 22 Mount Prospect Park, Clontarf, 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 objective for the site and to the pattern of development in area, 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 area or of residential property in the vicinity and would not give rise to undue overlooking. 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 high-level opening on the southern elevation of the rear extension shall be omitted.

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

3. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

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.

5. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay rubble or other debris on adjoining roads during the course of the works.

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

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

**Dated this      day of                      2017**