



An
Bord
Pleanála

Board Order
PL 29S.249405

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City

Planning Register Reference Number: 3500/17

Appeal by Betty Kelly of 47 Belgrove Lawn, Chapelizod, Dublin against the decision made on the 18th day of September, 2017 by Dublin City Council to grant subject to conditions a permission to Geraldine Donohue care of Jimmy Cunningham of Curra, Kylebrack, Loughrea, County Galway in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a single storey extension to the front of an existing dwelling with a new pitched roof to the new extension and also over the existing flat roof area, also the construction of a two-storey extension to the rear with a pitched roof, all at 45 Belgrove Lawn, Chapelizod, 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 Z1 zoning objective as set out in the Dublin Development Plan 2016-2022, the location of the site, the design and layout of the proposed development, and the 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 visual amenities of the area or the residential amenity of properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:- the first floor of the rear extension shall be removed.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. 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 residential amenities of property in the vicinity.

4. The external finishes of the proposed extension, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the attenuation and 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.

