

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

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.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2018

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