

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4086/17

An Bord Pleanála Reference Number: ABP-300600-18

Appeal by Eileen Quinn care of Brian Watchorn of 25 Tonlegee Lawns, Athy, County Kildare against the decision made on the 7th day of December, 2017 by Dublin City Council to grant subject to conditions a permission to Dervla Browne care of ABA Architects of 17 Londonbridge Road, Sandymount, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a two storey rear extension including a first floor balcony and attic conversion with insertion of four number new roof windows to rear slope, all to a mid-terraced two storey house at 38 Lansdowne Park, 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 residential zoning objective relating to the subject site and having regard to the modest size and scale of the proposed extension, 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, would not seriously injure the visual amenities of the area and 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 the 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 proposed balcony shall be omitted, and the proposed french doors accessing this shall be replaced with a window of the same dimensions as that currently serving bedroom number 1, with a cill height the same as that existing window.
 - (b) The proposed side window serving the en-suite at first floor level shall be in obscure glass.
 - (c) The proposed double rooflight incorporating the escape window at attic level shall be entirely in obscure glass.

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 interests of protecting the residential amenities of neighbouring property.

3. The external finishes of the proposed extension shall be the same of those of the existing dwelling in respect of colours and textures.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0800 and 1800 Mondays to Fridays inclusive and between 0800 and 1400 on Saturdays and not at all on Sundays or 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: To safeguard the residential amenities of property in the vicinity.

5. 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.

6. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the subject property.

Reason: In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the extended dwelling.

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

Dated this day of 2018