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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4242/17**

**Appeal** by Conor Horgan care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 9<sup>th</sup> day of January, 2018 by Dublin City Council to grant subject to conditions a permission to Julie Dineen care of Joan McElligott Architect of 3 Great Denmark Street, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Demolition of an existing single storey extension to the rear of the property and construction of a part single storey and part two-storey extension to the rear of the house with dining terrace at first floor level to the rear of the house. The dining terrace will be screened from adjacent properties with planting, metal fins and obscured glass. The development includes the reconfiguration of the ground and first floor levels and includes roof lighting and landscape work to the rear of the house and sundry other minor works, all at 24 Saint Kevin's Road, Portobello, 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, the pattern of development in the vicinity and the policies, as set out in the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or 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 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 glazed panel to the west of the first floor terrace, at the adjoining property, Number 25 Saint Kevin's Road, shall be replaced with a solid, self-finished and neutral coloured panel.

**Reason:** To protect the residential amenities of adjoining properties.

3. Site development and building works shall be carried out only between the hours of 0800 and 1800 Mondays to Fridays inclusive, between 0800 and 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. 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.

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**Michelle Fagan**

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

**Dated this            day of            2018.**