

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4244/17

An Bord Pleanála Reference Number: ABP-300891-18

Appeal by Jason Brown and Lisa McNulty of 2 Goldenbridge Avenue, Inchicore, Dublin against the decision made on the 17th day of January, 2018 by Dublin City Council to grant subject to conditions a permission to Bobby and Luciana Fitzpatrick care of Steve Larkin Architects Limited of 33-34 Vicar Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of an existing 30 square metres single storey extension to the rear and side of the end-of-terrace house and the construction of a new two-storey 72 square metres (36 square metres at ground floor and 36 square metres at first floor) extension to the rear and side of the property. A new rooflight is proposed to the rear of the original house roof, all at 1 Goldenbridge Avenue, Inchicore, Dublin at the corner of Goldenbridge Avenue and Connolly Avenue.

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 provisions of the current Dublin City Development Plan, and to the pattern of development in the vicinity, 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. 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.

Reason: In the interest of clarity.

2. 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.

3. 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.

4. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling. It shall not be used for short-term letting.

Reason: To restrict the use of the extension in the interest of residential amenity.

5. 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.

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

Dated this day of 2018