



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1585/17

Appeal by Colin Daly care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 26th day of January, 2018 by Dublin City Council to grant subject to conditions a permission to Simon Hope care of Laura Moloney of 67 Ranelagh Village, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing single storey extension and one of the existing chimney breasts, construction of a single and two-storey extension to the rear and side of the existing house, two new rooflights to the side slope of the existing roof and six number new rooflights to the proposed extensions, associated elevational changes, construction of a 1.1-metre high wheelie bin enclosure to the front of the property and all associated site works at number 1 Larch Grove, Ranelagh, 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 nature and design of the proposed development and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with Section 16.10.12 and Appendix 17 of the Dublin City Development Plan 2016-2022 and would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would be acceptable in terms of design, scale, bulk and height, would not be visually overbearing or obtrusive in relation to adjoining dwellings, would be adequately set back from the site boundaries, would not detract from the character or visual amenities of the area, would provide a satisfactory standard of accommodation for the existing and future occupants of the subject development and would be acceptable in terms of impact regarding sunlight and daylight in relation to the adjoining property, number 1A Larch Grove, in the context of the juxtaposition of the properties to each other and the site-specific design proposed and that the documentation submitted with the planning application, including drawings, combined with the other information on file enabled a full assessment of the appeal.

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 proposed first floor bathroom window in the north-western elevation shall be fitted with obscure glazing.

Reason: In the interest of residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. 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.

5. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

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

Dated this day of 2018.