



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4407/17

Appeal by N.J. McAuliffe care of Apollo House, 23 to 25 Sundrive Road, Kimmage, Dublin against the decision made on the 31st day of January, 2018 by Dublin City Council to grant subject to conditions a permission to Conor O'Meara and Niamh McLoughlin care of Joe Rossney Architect of 12 Bulfin Road, Kilmainham, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Planning permission for the refurbishment and single storey extension of a two-storey end of terrace house consisting of the part removal of existing boundary wall and construction of a single storey extension to the rear and side of 8 Sundrive Park along the north-east boundary with additional attic storage area within the roof space of the proposed extension. The proposed ground floor extension measures 52 square metres with additional attic storage space of 13 square metres (total additional area is 65 square metres and total gross house area including existing house is 163 square metres). The proposed development will also consist of general remedial works to the ground floor layout including removal of walls and doors, removal of existing external sheds, replacement of boundary wall either side of proposed extension with new gated access to

rear garden via the laneway to the north-east, proposed bike store and associated site works, all at 8 Sundrive Park, Kimmage, 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 relating to the site, to the pattern of existing development in the area, and to the nature and extent of the proposed development, 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 be prejudicial to public health and would be acceptable in terms of pedestrian and traffic safety. 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. The proposed pedestrian gate shall be inward opening only and shall not open outwards onto the adjoining public laneway.

Reason: In the interests of pedestrian and traffic safety.

3. The external finishes of the proposed extensions (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of current colour and texture.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between 0800 to 1900 hours 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.

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.

Philip Jones

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.