



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2961/18.

Appeal by Katherine Dempsey and Dermot Molloy care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin against the decision made on the 3rd day of July, 2018 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Construction of a first floor pitched roof extension to existing single-storey, two-bedroom, detached dwelling. Two options for the extension are proposed under the application. Option A: construction of a traditional style first floor pitched roof extension. Option B: construction of a contemporary style first floor pitched roof extension, including four number rooflights. Other works as part of the development include: minor extension at ground floor level to front (south facing elevation) of existing dwelling (1.6 square metres), new vehicular and pedestrian entrance off Hampton Court, alterations to all elevations, boundary treatment, landscaping and all associated works to facilitate the development, all at The Haven, 58a Hampton Court, Clontarf, 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, and the planning history and pattern of development in the area, together with the design and layout, it is considered that, subject to compliance with the conditions set out below, the proposed development (Option A) would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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 (Option A), 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. 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.

3. 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.

4. Access arrangements to the site shall comply with the detailed standards of the planning authority for such road works.

Reason: In the interests of amenity and of traffic and pedestrian safety.

5. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 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.

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

Dated this day of 2018.