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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2039/18**

**Appeal** by Stephen Carson care of Anne Marie Sheridan of 38 Ormond Road, Rathmines, Dublin 6 against the decision made on the 5<sup>th</sup> day of July, 2018 by Dublin City Council to grant subject to conditions a permission to John and Orla McKiernan care of Extend Architectural Services Limited of 29 Dunville Avenue, Ranelagh, Dublin 6 in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of the single-storey extension to the rear of the existing part two-storey/part three-storey semi-detached dwelling. Removal of the chimney to the side. Construction of a new part single-storey extension with roof light, part three-storey extension to the rear. Alterations to the existing first floor window and new second floor window to the side of the existing rear return. New windows to the side at ground, first and second floor levels. New roof lights to the rear of the existing main roof and all associated site works at 44, Grosvenor Road, Rathmines, 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 design, appearance of the proposed extensions, and the pattern of development in the vicinity, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity, would not have an adverse impact property values, and would not adversely impact on the character of the Residential Conservation 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, as amended by the further plans and particulars received by the planning authority on 8<sup>th</sup> June 2018, 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 development shall be revised as follows: a) The rear, corner windows serving bedroom number four and bedroom number five shall be omitted and replaced with windows on the rear elevation that match the size, cill height and shape of the proposed sash windows on the rear elevation, as shown on drawing number XT-R-435-02 submitted as further information to the planning authority on 8<sup>th</sup> day of June 2018. b) The eastern side elevation of the proposed extension shall be a solid wall. The portion of glazing on the eastern side elevation of the extension shall be omitted. Revised drawings showing compliance with these requirements shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of privacy and residential amenity.

3. The windows on the western elevation serving bedroom number four and bedroom number five shall be fixed-shut and permanently glazed with obscure glass.

**Reason:** In the interests of privacy and amenity.

4. The external finish shall match the existing house in respect of materials and colour.

**Reason:** To protect existing amenities

5. 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.

6. Site development and building works shall be carried out only between the hours of 0800 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.

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

**Dated this            day of            2018.**