



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3590/18.

Appeal by Peter Tansey of 21 Laurerdale Terrace, New Row South, Dublin 8 against the decision made on the 20th day of September, 2018 by Dublin City Council in relation to the application by Peter Tansey for permission for development comprising conversion and extension to the rear of the existing attic to include a new rear roof with projecting window; new roof lights; a new bathroom above part of the return; a widened opening of the rear window at entrance floor level leading to a new balcony on the rear façade with connecting stairs to back garden; external render on the return at 37 Charles Street Great, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for a widened opening of the rear window at entrance floor level leading to a new balcony on the rear façade with connecting stairs to back garden and to refuse permission for conversion and extension to the rear of the existing attic to include a new rear roof with projecting window; new rooflights and a new bathroom above part of the return).

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

It is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the provisions of the Dublin City Development Plan 2016-2022, section 16.10.12, concerning Extensions and Alterations to Dwellings, and the design standards for such development under Appendix 17; that the proposed development would not be visually obtrusive within the streetscape, would not be out of character with the pattern of development in the vicinity, would not seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z2 '*to protect and improve the amenities of residential conservation areas*', and 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. 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. 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.

3. 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 amenities of property in the vicinity.

4. During the construction and demolition phases, the proposed development shall comply with the British Standard 5228 "Noise Control on Construction and Open Sites Part 1: Code of practice for basic information and procedures for noise control".

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

6. The development shall comply with the requirements set out in the Codes of Practice of the Drainage Division, the Transportation Planning Division and the Noise and Air Pollution Section of the planning authority.

Reason: To ensure a satisfactory standard of development.

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

Dated this day of 2018.