



An  
Bord  
Pleanála

**Board Order**  
**ABP-302896-18**

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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3231/18**

**Appeal** by Giuseppe Masturzo care of MESH Architects of 69 Middle Abbey Street, Dublin against the decision made on the 3<sup>rd</sup> day of October, 2018 by Dublin City Council to refuse permission to the said Giuseppe Masturzo for the proposed development.

**Proposed Development:** Construction of 39.5 square metres first floor extension to the existing single storey garage to rear of property, including four number new roof lights, all at 131 North Circular Road, Dublin (a Protected Structure).

## **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 relevant provisions of the Dublin City Development Plan 2016-2022, including the land use zoning objective Z2 to protect and/or improve the amenities of residential conservation areas, it is considered that the nature, scale and design of the proposed development would not adversely impact on the character and setting of the Protected Structure, would not adversely impact on the residential amenities of the area and, subject to compliance with the conditions set out below, 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 submitted the 6<sup>th</sup> day of September, 2018, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

3. The development works shall only be carried out between the hours of 0800 and 1800 on Mondays to Fridays, between the hours of 0800 and 1300 on Saturdays and not at all on Sundays or public holidays.

**Reason:** To safeguard the residential amenities of the area.

4. The roof material of the proposed development shall be Blue Bangor slate, or equivalent, and the window frames shall be timber.

**Reason:** In the interest of visual amenity.

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**Chris McGarry**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2019.**