



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3909/18

Appeal by Angela Douglas care of Delahunty and Harley of 122 Merrion Road, Ballsbridge, Dublin against the decision made on the 2nd day of November, 2018 by Dublin City Council in relation to the application by the said Angela Douglas for permission for development comprising zinc clad projecting dormer windows, one to front and one to rear, and velux roof lights, one to front and one to rear at 49 Strand Road (corner of and siding onto Gilford Avenue), Sandymount, Dublin in accordance with the plans and particulars lodged with the said Dublin City Council (which decision was to grant subject to conditions a permission for one zinc clad projecting dormer window and one roof light to the rear of the dwelling and to refuse permission for one zinc clad projecting dormer window and one roof light to the front of the dwelling).

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 and scale of the proposed development and subject to compliance with the conditions set out below, it is considered that the proposed development would be satisfactory in terms of the visual amenities of the area and its status as a designated conservation area. The proposed development would also be acceptable in terms of the adjoining property and amenities 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 and as amended by the revised plans and particulars received by An Bord Pleanála on the 28th day of November 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. 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 between the hours of 0800 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.