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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3954/18**

**Appeal** by Neil and Sarah Delaney care of Páraic McKevitt Architects of Oystercatcher House, Carlingford, County Louth against the decision made on the 6<sup>th</sup> day of November, 2018 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Extensions and modifications to existing dwellinghouse to include: (1) extension to first floor front façade incorporating revised hipped roof alignment to main roof and revised entrance porch roof arrangement, (2) extension to rear incorporating some living areas and bedroom accommodation and (3) single story garden room structure to southern end of garden and all associated site works at 22 Hazelbrook Drive, Terenure, 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 scale and form of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed would be in accordance with the established character of development on the site and in its vicinity and would not seriously injure the amenities of neighbouring property by reason of overbearing, overshadowing, overlooking or otherwise. 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 An Bord Pleanála on the 29<sup>th</sup> day of November, 2018, except as may otherwise be required in order to comply with the following conditions.

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

2. The external finishes of the proposed extension at the front and side of the main part of the house shall be the same as those of the existing house in respect of colour and texture.

**Reason:** In the interests 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. Site development and building works shall be carried only out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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            2019.**