



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3904/18

Appeal by Margaret Scully care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 31st day of October, 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: Alterations to previously permitted development (planning register reference number 3757/17) comprising: (1) Retention of alterations to permitted development consisting of: a single storey flat roof extension to side (east facing elevation), alterations to footprint of dwelling, alterations to internal layout and alterations to all elevations, including three number additional rooflights. (2) Permission is sought for works consisting of the relocation and widening of existing vehicular entrance off Seafield Road East. All at 66 Seafield Road East, Clontarf, 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 residential zoning objective for the area, the size of the site, the pattern of development in the area and the design of the proposed replacement dwelling, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the character of the area or the residential amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 26th 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 and the development shall be retained in accordance with the agreed particulars

Reason: In the interest of clarity.

2. This permission shall expire on the date of expiry of the parent permission for this development, granted under planning register reference number 3757/17.

Reason: In the interest of orderly development.

3. Within two months of the date of this Order, the staircase window in the eastern elevation of the house shall be fitted with permanent obscured glazing.

Reason: To protect the amenity of neighbouring property to the east.

4. 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.

5. Within two months of the date of this Order, a 1.5-metre high opaque glass screen, as indicated on drawings submitted to An Bord Pleanála with the appeal documentation on the 26th day of November, 2018, shall be erected on the first-floor balcony, and shall be maintained in position, permanently.

Reason: To protect the residential amenities of neighbouring property to east and west.

6. Any dishing of the public footpath shall comply with the requirements of the planning authority for such works.

Reason: In the interests of visual amenity and of traffic and pedestrian safety.

7. All public service cables for the development, including electrical, telephone and television cables, shall be run underground throughout the site.

Reason: In the interest of visual amenity.

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

Dated this day of 2019.