



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4010/18

Appeal by Glen and Aoife Richardson of 42a Grangemore Road, Donaghmede, Dublin against the decision made on the 19th day of November, 2018 by Dublin City Council in relation to an application for permission for the construction of a new first floor extension on the existing ground floor extension to the rear of the existing house and altering the angle of the rear half of the existing house roof to suit new first floor extension. Proposed dormer to the rear of the existing house roof extending into new roof and a proposed ground floor only porch to the front of the existing house and new Velux to front of existing house roof and all ancillary works at 42A Grangemore Road, Donaghmede, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the porch extension and to refuse permission for first floor rear extension, box dormer extension to the rear roof plane and Velux rooflight on the front roof plane).

Decision

GRANT permission for the proposed porch, first floor extension and Velux to front of house in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission for the rear dormer extension based on the reasons and considerations marked (2) under.

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 (1)

Having regard to the provisions of the Dublin City Development Plan 2016-2022 and the existing pattern of development in the area, in addition to the nature and scale of the proposed first floor extension, it is considered that, subject to compliance with the conditions set out below, the porch extension, front Velux rooflight and rear first floor extension would not seriously injure the amenities of the area or of property in the area. 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, 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 disposal and attenuation 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 residential amenities of property in the vicinity.

4. 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.

Reasons and Considerations (2)

Having regard to the pattern of development in the area and the limited size of the site, it is considered that the proposed rear dormer extension, by reason of its scale, bulk and proximity to the rear site boundary, would be visually dominant and would result in increased overlooking, and seriously injure the amenities of neighbouring properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.