



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4648/18

Appeal by Caoimhe and Keith Matthews of 21 Belltree Walk, Clongriffin, Dublin and by Karol Gwaj care of GMN Architectural of 3 Killakee Gardens, Firhouse, Dublin against the decision made on the 20th day of February, 2019 by Dublin City Council to grant subject to conditions a permission to Karol Gwaj in accordance with plans and particulars lodged with the said Council:

Proposed Development: Conversion of attic (circa 41 square metres) to provide two number bedrooms with two number dormer windows to front and one number dormer to the rear to allow access to converted space. Retention of privacy screen/canopy to side and rear of existing property, all at 20 Belltree Avenue, Clongriffin, 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 design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area and would not seriously injure the amenities of adjoining property. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to allow a part of the canopy, the Board was not satisfied that the proposed retention of the canopy would not seriously injure the residential or visual amenities of adjoining properties or the wider area, and would not, therefore, be contrary to 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. The entire canopy shall be removed within six months from the date of this Order.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. 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.

4. The gable window in the rear dormer serving the landing/stairs shall be fitted with obscure/frosted glazing and shall be retained permanently as such.

Reason: In the interest of residential amenity.

5. (i) The gap between the proposed dormer windows reduced by 400 millimetres so that the vertical window alignment is slightly stepped.
- (ii) Details of the materials, colours and textures of all the external finishes to the proposed dormer shall match those used in the existing dormers in the adjacent terrace numbers 8-18 (even).

Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. Site development and building works shall be carried out only between the hours of 0800 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.

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

Dated this day of 2019.