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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2068/19**

**Appeal** by Eilish Murphy care of Brazil Associates of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 6<sup>th</sup> day of March, 2019 by Dublin City Council to grant subject to conditions a permission to David Keane and Alexandra Milenov care of Gregory Curran of The Courtyard, 40 Main Street, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Alterations to the existing kitchen extension, the construction of an additional floor over the existing rear extension. New painted hardwood double glazed sliding sash windows to the front. Alterations to the internal layout of the house. The removal of two number chimney breasts and chimney stacks to the rear and three number new roof lights to the rear roof. All at 13 Chester Road, Ranelagh, 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**

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining property and would be compatible with existing development. 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 25<sup>th</sup> day of April, 2019, 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 proposed development shall be amended as follows:

The extension shall be setback to provide for a minimum separation distance of one metre from the east side boundary with the adjoining property at number 12 Chester Road.

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 interests of the residential amenities of the adjoining property and 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. Details of materials, colours and textures of all external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

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

**Dated this            day of            2019.**