



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2201/19

Appeal by Anthony Mahon and Maria McRoberts of 64 Donnybrook Manor, Donnybrook, Dublin against the decision made on the 16th day of May, 2019 by Dublin City Council to grant subject to conditions a permission to Roisin Owens care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Blanchardstown, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Extensions at ground and first floor level to both the front and rear elevations, revised window layout to the side elevation, conversion of existing attic space to include a dormer window to the rear roof surface, three number velux roof windows to the front roof surface and revised roof profile from a hip to a gable at attic floor level. All at 65 Donnybrook Manor, 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 pattern of development in the area and the nature and scale of the proposed extension, the Board considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of the visual and residential amenities of the area and would not detract from the character of the area and 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 refuse permission, the Board agreed with the analysis of the planning authority and considered that, subject to the modifications imposed by condition, the proposed development would not constitute an overbearing or visually intrusive feature in the streetscape and would not seriously injure the residential or visual amenities of the area or of adjoining properties and, therefore, would 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 submitted on the 23rd 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 development shall be amended as follows:
 - (a) The internal depth of the first floor rear extension shall be reduced by one metre.
 - (b) The proposed roof extension shall be set back a minimum of 800 millimetres from the existing eaves level.
 - (c) The rear window serving the proposed roof extension shall be reduced in size to measure a maximum height of 1.5 metres wide and 0.8 metres high.
 - (d) The high-level light on the south-western elevation serving the dining/living room shall be positioned centrally between the piers of the existing stone wall.

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

Reason: In the interests of visual and residential amenity.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

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. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.