



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19B/0211

Appeal by James Wall of 1 Hunters Meadow, Hunters Wood, Firhouse, Dublin against the decision made on the 16th day of July, 2019 by South Dublin County Council to grant subject to conditions a permission to Shane and Claire Lonergan care of Virtus Construction Consultants of 195 The George, Charlotte Quay Dock, Grand Canal Dock, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Insertion of a single storey flat roof rear and side extension along with associated site works at 2 Hunters Grove, Hunters Wood, Firhouse, 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 nature and scale of the proposed development and to the established character and pattern of development in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining houses by reason of overlooking, overshadowing or overbearing and would not seriously injure the established residential amenities of 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. The section of the ground floor windows proposed to be added to the west facing elevation of the dwelling above the height of the fence along the shared boundary between number 2 Hunters Grove and number 1 Hunters Meadow shall be obscure glazed.

Reason: To prevent overlooking and protect the residential amenities of number 1 Hunters Meadow.

3. The external finishes of the proposed extension shall match those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Arrangements for 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.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1300 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.

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

Dated this day of 2019.