



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1424/19

Appeal by Leo Cullen and Dairine Kennedy care of Node Architecture of 42 Dawson Street, Dublin against the decision made on the 9th day of September, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: 1. Construction of a new room at attic level located in the valley between the front and back roofs. The new room will have a glazed roof over the line of the existing ridge tiles. 2. Internal alterations and refurbishment works. 3. The development will include all associated drainage and site development works, all at 77 Strand Road, Sandymount, 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 Z2 residential zoning objective relating to the subject site, it is considered that, subject to compliance with the conditions set out below, the proposed roof extension would not seriously injure the visual amenities of the area or of property in the vicinity and 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. Details of the external finishes of the proposed extension (including the glazed element on the roof section) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements shall comply with the requirements of the planning authority and Irish Water for such works and services.

Reason: In the interest of public health.

4. Site development and building works shall be carried out between the hours of 0700 to 1800 Monday to Fridays, 0800 hours to 1400 hours on Saturdays and not at all on Sundays or bank holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Such approval may be given subject to conditions pertaining to the particular circumstances being set by the planning authority.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

5. The site development works and construction works shall be carried out in such a manner so as to ensure that the adjoining streets/roadways are kept clear of debris, soil and other material and if the need arises for cleaning works, such works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining streets/roadways are kept clean and safe during construction works and in the interest of orderly development.

Paul Hyde

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

Dated this day of 2019