



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2984/19**

**Appeal** by Philip O'Reilly of 18 Grosvenor Place, Rathmines, Dublin against the decision made on the 31<sup>st</sup> day of January, 2020 by Dublin City Council to grant subject to conditions a permission to Fiona McHugh care of ODOS Architects of 37 Drury Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The development will consist of: (A) Demolition of: (i) external front facade to side extension of the property at ground, first and second floor level and (ii) limited sections of internal walls. (B) Construction of: (i) two-storey over half basement flat roof extension to the side of existing property, (ii) architrave surround to front door to be reinstated, (iii) enlargement of two number existing openings to the rear of property at first and second floor level and (iv) refurbishment and renovation of existing property inclusive of all associated landscaping and site works. All at 41 Grosvenor Road, Rathgar, 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 scale, form and design of the proposed development, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenity of neighbouring property or detract from the character and visual amenity of the surrounding streetscape or Residential Conservation 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, as amended by the further plans and particulars submitted on the 8<sup>th</sup> day of January, 2020, 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 front elevation of the proposed extension shall be set back so as to ensure the projecting metal panels when fully opened do not extend forward of the front building line of the dwellings to either side.

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 the visual amenities of the area.

3. Details including samples of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

4. 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.

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

6. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

---

**Paul Hyde**

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

**Dated this            day of            2020.**