



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1170/20

Appeal by Christy Reilly care of Paul Reilly of 2 Manor Park, Palmerstown, Dublin and by Mark Rutledge and Michelle McShortall of 137 Iveragh Road, Gaeltacht Park, Whitehall, Dublin against the decision made on the 15th day of July, 2020 by Dublin City Council to grant subject to conditions a permission to Mark Carney and Claire Davenport care of Keith Duggan of 400 Ryevale Lawns, Leixlip, County Kildare in accordance with plans and particulars lodged with the said Council:

Proposed Development: (1) A garage conversion on the ground floor incorporating a new bay window. (2) A first floor level extension over the existing garage at the side of the dwelling with a bay window including extending the existing roof and the provision of roof lights on the side of the roof. (3) An attic conversion including provision of a dormer roof and windows to the rear. All of the above together with all associated site works at 141 Iveragh Road, Whitehall, 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 planning history of the site, the zoning designation, and the details of the plans and particulars submitted, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would otherwise 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 materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The roof colour shall be blue-black, black, dark brown or dark grey in colour only. The brick colour to be used shall be the same as that used in the existing dwelling.

Reason: In the interest of visual amenity.

3. The windows serving the en-suite in the west facing wall at first floor level shall be permanently glazed with obscure glass.

Reason: In the interests of privacy and protection of residential amenity.

4. 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 interest of public safety and residential amenity.

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

Dated this day of 2021