



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1316/20

Appeal by Gabriel King of 67 Furry Park, Killester, Dublin against the decision made on the 30th day of July, 2020 by Dublin City Council to grant subject to conditions a permission to Donal ÓhÉanaigh and Margaret Hughes care of Loscher Moran Design Practice of Suite 6, 1st Floor, Providence House, Blanchardstown Corporate Park, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: 1. Retention of existing widened vehicular access, 2. retention of existing Velux style rooflight to front of dwelling at attic level, 3. demolition of existing single storey extension to rear, 4. construction of new single storey extension to rear, and 5. to include all associate windows and site works, all at 65 Furry Park Road, Killester, 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 residential land use zoning of the site, and the nature and scale of the retained and proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The retained and proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - (a) The vehicular entrance and front boundary treatment shall reflect that shown on 'Proposed Elevations & Section A-A' Drawing No. A-131-A-202 Rev. B.
 - (b) The vehicular entrance shall not have outward opening gates.
 - (c) The footpath and kerb shall be dished at the road junction in accordance with the requirements of the planning authority.

Reason: In the interests of clarity, and pedestrian and traffic safety.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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.

Dave Walsh

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

Dated this day of 2020