



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2895/20

Appeal by Fiachra Martin of 8/8 Heytesbury Street, Dublin against the decision made on the 14th day of August, 2020 by Dublin City Council to grant subject to conditions a permission to Peter MacNamara care of Bluett O'Donoghue of 1 Chancery Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Development comprising (a) demolition of existing modern lean-to to rear, (b) construction of new lower ground floor single storey extension to rear, (c) construction of new upper ground floor rear return extension with metal cladding, (d) replacement of lower ground floor solid ground with new geo-cell and limecrete floor build-up, (e) revised layout to lower ground floor front room, (f) upgrading of existing building services, (g) enlarge opening to rear wall at lower ground floor, (h) block up modern door opening to front elevation to create new window, (i) re-pointing original brickwork and granite steps, (j) replacement of non-original cement render to front elevation at lower ground floor with lime render, (k) structural repair works to rear garden north boundary wall, (l) repair and redecoration of cast

iron railings; all at 87 Heytesbury Street [a Protected Structure (RPS no. 3813], 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 pattern of permitted development in the area, to the provisions of the Dublin City Development Plan 2016-2022, and to the layout and design as submitted, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of adjoining properties and would not seriously injure or adversely affect the character of the Conservation Area or Protected structures. 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 to An Bord Pleanála on the 28th day of September 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 proposed development shall be amended as follows:
 - (a) the upper ground floor extension shall be reduced in depth to 2.5 metres measured externally and the height and pitch of the roof of this extension shall match that of the existing rear projection, and
 - (b) the design of the window in the front lower ground level elevation shall have regard to the proportions of the original windows in terms of its proportions, glazing pattern and frame thickness.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority, and Conservation Officer where appropriate, prior to commencement of development.

Reason: In the interest of clarity and the protection of the fabric, form and character of the original house, a Protected Structure.

3. A schedule and appropriate samples of all materials to be used in the external treatment of the extension, to include metal cladding, roofing materials, windows and doors, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development/conservation.

4. Prior to the commencement of development, a method statement for the raking out and re-pointing of the stonework in the historic boundary walls, including a full photographic record and schedule of any repairs, shall be submitted for the written agreement of the Dublin City Council Conservation Officer. Details of junction/flashing between the new construction and the shared boundary wall shall also be submitted to the planning authority for agreement.

Reason: To ensure that the integrity of the historic structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

5. The developer shall comply with the following requirements in relation to the proposed works to the protected structure, which shall be carried out in accordance with the document: “Architectural Heritage Protection – Guidelines for Planning Authorities” (Department of Arts, Heritage and the Gaeltacht, 2011):
- (a) the replacement of any brickwork or any works of re-pointing shall be undertaken so that it matches the original existing wall finish and shall be in accordance with current Conservation Guidelines issued by the Department of Arts, Heritage and the Gaeltacht,
 - (b) the existing roof slates, chimney stacks and pots shall be retained, any replacement roof slates shall match the existing,
 - (c) where possible the remaining rainwater goods and bargeboard shall be repaired and reused, the replacement rainwater goods and bargeboard shall match the original in terms of design and materials,
 - (d) replacement windows shall be modelled on surviving windows and shall match them in dimensions, opening mechanism, profiles and materials;

Detailed elevation drawings to a scale of not less than 1:50, showing these amendments, shall be submitted to, and agreed in writing with, the planning authority and Dublin City Council Conservation Officer prior to commencement of development.

Reason: In order to ensure an appropriate standard of restoration works for this protected structure.

6. (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.
- (b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings), and staircases, including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

Reason: To ensure that the integrity of the retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

7. 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.

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

Dated this day of 2020.