



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1510/20

Appeal by Ray and Ellen Malone care of Geoffrey Whelan Architects Studio of 145 Benmadigan Road, Dublin against the decision made on the 24th day of September, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development consists of the removal of the existing concrete block shed located in the rear garden, careful removal of existing single storey pitched roof to existing return to the rear of the property and provision for a modern contemporary flat roof in place. Provision for a new parapet edge detail to neighbour's boundary to existing pitched roof. Provision for a single storey flat roof extension to existing ground floor level return to the rear of the property, to accommodate open plan kitchen and dining area. Provision for roof light over new extension. Provision for a two-storey extension to the front of the property creating an improved entry porch area at ground floor level and improved office/bedroom space at first floor level. Provision for window openings to the front and the side of the new extension. Provision for a low-level bike and bin storage structure in brick to

the front garden of the property. Provision for widening of existing vehicular entrance from 4.3 metres to 4.8 metres. Provision for a dormer roof extension to the rear and side of the property to accommodate a studio/bedroom and bathroom. There is a provision for an increase in the overall height of the building above the existing roof ridge level to the rear of the property of approximately 110 millimetres. The dormer extension will be sufficiently set back horizontally behind the existing roof ridge level approximately 400 millimetres so as not to be seen from Collinswood. There is also provision for improved vertical circulation in the house providing access to the attic room level. Renovation and alterations to the existing buildings including all associated site works at 407 Collinswood, Collins Avenue, Beaumont, 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 and character of development in the area, the design and scale of the proposed development, and the provisions of the Dublin City Council Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenity of surrounding properties and would not endanger public safety by reason of a traffic hazard. 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, 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. Drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3.
 - (a) The external wall finish of the front extension, except for the brick course above the first-floor window lintel, shall be altered to match the existing dwelling through the use of a plaster finish for the surface area above the first floor window sill level.
 - (b) The brick finish and pitched roof tiles on the front extension shall match the existing dwelling.
 - (c) The proposed first floor front elevation window shall incorporate mullions to match the proportions of the existing glazing.
 - (d) The finish of the side walls and roof of the dormer extension shall match the colour, proportion and pattern of the existing roof.

Details and drawings in relation to points (a) to (d) above, including samples in relation to point (d), shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

5. 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 the commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in

default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

7. No structures shall be erected on the flat roof of the dormer extension.

Reason: In the interest of visual amenity.

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

Dated this day of 2021.