

An
Bord
Pleanála

Board Order
ABP-309431-21

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20B/0365

Appeal by Simon Harrison care of Anthony O'Beirne and Associates of 18 Rathdown Avenue, Terenure, Dublin against the decision made on the 20th day of January, 2021 by South Dublin County Council to refuse a permission for the proposed development.

Proposed Development: The construction of a rear extension at ground floor and first floor level for residential purposes to the existing house and the installation of two number rooflights ('Velux' or similar) into the existing rear roof pitch. These works are to be carried out to the existing two-storey, terraced house and are all for the purposes of the continuation of the existing residential use. The proposed works includes for the removal of the existing slated/cladded hipped dormer extension at roof level (rear roof) and the removal of the existing single storey toilet return at ground floor level but does retain the existing attached single storey shed. The upper roof of extension (first floor) to be slated, hipped roof and the lower roof (ground floor) to be a flat roof with parapet and flat rooflight. The proposed works are to a house within an Architectural Conservation Area (ACA) under the South Dublin County Council Development Plan 2016-2022, all at 598 Woodview Cottages, Rathfarnham, 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 original layout and scale of the rows at dwellings at Woodview Cottages, and to surrounding and adjoining development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining property and the visual amenities of the area (an Architectural Conservation Area), would not be prejudicial to public health and 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 15th day of December, 2020 and by the further plans and particulars received by An Bord Pleanála on the 12th day of February, 2021, 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 materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.

Reason: In the interest of visual amenity.

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

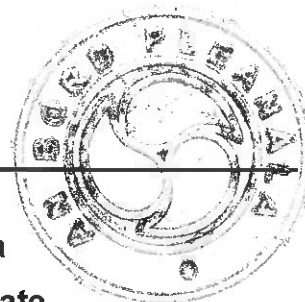
4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.


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



Dated this 28th day of July 2021