

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1224/21

Appeal by Graham Walsh and Susan Walsh care of Reid Associates of 2 Connaught Place, Crofton Road, Dún Laoghaire, County Dublin against the decision made on the 30th day of April, 2021 by Dublin City Council to grant subject to conditions a permission to Gerard and Audrey Headon care of Art McGann Architecture of 14 Carlton Court, Saint Lawrence Road, Clontarf, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a single-storey extension (20 square metres) to front of existing dormer bungalow at 41a, Kincora Road, Clontarf, 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 nature and scale of the proposed development and the provisions of the Dublin City 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 residential amenities of property in the vicinity 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, 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 extension shall be reduced by one metre on the eastern side such that it only projects by one metre from the existing eastern elevation wall.
 - (b) The high level windows on the eastern elevation wall of the extension shall be glazed in opaque glass.
 - (c) No part of the flat roof of the extension shall be used as a balcony, terrace or private amenity area.

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

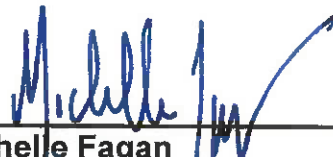
Reason: In the interest of residential amenity.

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 and to ensure a proper standard of development.

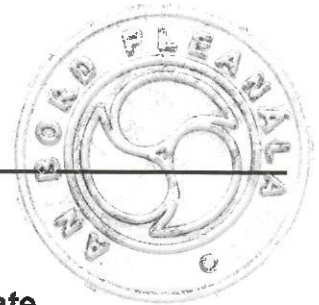
4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
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Reason: In order to safeguard the residential amenities of property in the vicinity.



Michelle Fagan

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



Dated this

4th

day of

August

2021