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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1205/21**

**Appeal** by John and Fionnuala Brennan of 78 Bettyglen, Raheny, Dublin and by other and by Richard Carrick care of John Henry Architect of 83 Swords Road, Whitehall, Dublin against the decision made on the 28<sup>th</sup> day of April, 2021 by Dublin City Council to grant subject to conditions a permission to the said Richard Carrick in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Proposed dormer window to rear part of roof for habitable attic bedroom, side gable attic level frosted window opening and two number rooflights to front part of roof with associated internal and external alterations. Proposed rear first floor level extension. Proposed rear single storey extension with associated site development works to dwelling house at 77 Bettyglen, Raheny, 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.

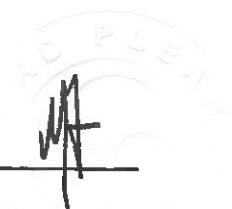
## **Reasons and Considerations**

Having regard to the Z1 zoning objective relating to the site and the nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of nearby dwellings. 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.

A handwritten signature in black ink is written over a faint, circular official stamp of An Bord Pleanála. The stamp contains the text 'AN BORD PLEANÁLA' around the perimeter.

2. The development hereby approved shall be amended as follows:
- (a) The dormer box extension shall be reduced to a maximum width of 5.6 metres (measured externally).
  - (b) The proposed windows in the side walls of the proposed dormer box extension shall be omitted.
  - (c) The flat roof of the rear extension at first floor level following the modifications incorporated above shall not be used for recreational purposes and shall be accessible for maintenance purposes only.
  - (d) All elevations, fascia's, rainwater goods, window frames and glazing bars shall be finished in a dark colour appropriate to the external finish of the existing dwelling. No white uPVC shall be used.

Revised drawings incorporating the above amendments shall be submitted to the planning authority for written agreement prior to the commencement of development.

**Reason:** In the interests of visual amenity and orderly development.

3. Water supply and drainage arrangement, including the attenuation of surface water, shall comply with the requirements of the planning authority for such works and services. Details of all rainwater collection and guttering serving the proposed dwelling and the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development.

4. The developer shall enter into a water and/or wastewater connection agreement with Irish Water prior to the commencement of development.

**Reason:** In the interest of public health.

- 5 Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.


6. Site development and building works shall be carried out only between the hours of 0700 hours to 1900 hours Monday to Friday inclusive and between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where written prior approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of properties in the vicinity.



7. 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 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.



**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this



day of



2021.

