

An
Bord
Pleanála

Board Order
ABP-310689-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1369/21

Appeal by Deirdre McHugh of 5 Lansdowne Hall, Sandymount, Dublin against the decision made on the 9th day of June, 2021 by Dublin City Council to grant subject to conditions a permission to Catherine and Anthony Dunne care of John Henry of 83 Swords Road, Whitehall, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Proposed attic roof space conversion with roof dormer to rear part of roof and two rooflights to front part of roof, attic level side gable window with associated internal alterations to dwellinghouse, all at 6 Londonbridge Drive, Sandymount, 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.

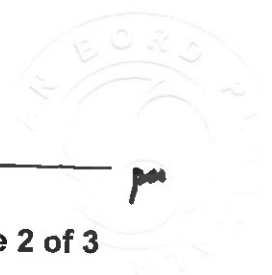
Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2016 – 2022 and its zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development not seriously injure the residential or visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety, and convenience. 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. (1) The attic area shall be used solely for storage purposes associated with the main residential accommodation.
- (2) The new side elevation window facing Lansdowne Hall shall be of obscure glazing and without the ability to open. Details in this regard shall be submitted to, and agreed in writing with, Dublin City Council prior to commencement of development.

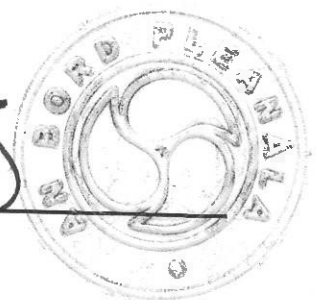
Reason: In the interest of the protection of the residential amenities of the area.

3. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0700 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 adjoining property in the vicinity.


Paul Hyde

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



Dated this 18th day of October 2021.