

An
Bord
Pleanála

Board Order
ABP-310752-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

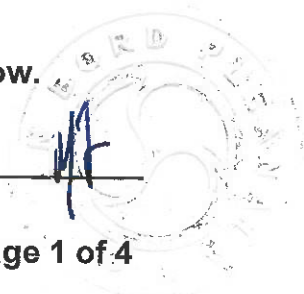
Planning Register Reference Number: 2601/21

Appeal by Julie Dineen care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 8th day of June, 2021 by Dublin City Council to grant subject to conditions a permission to Conor Horgan care of Michael Kelly, Architect of 49 Lower Mountpleasant Avenue, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition of the existing single storey flat roofed extension which projects at the rear of the house and the construction of a free-standing, single storey home office with a corrugated, metal clad and glazed mono-pitched roof at number 25 Saint Kevin's Road, Portobello, 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.

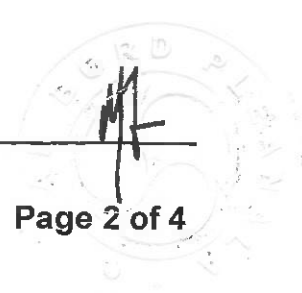
Reasons and Considerations

Having regard to the site layout, footprint, modest size, height, design and form of the proposed development, to the established pattern and characteristics of residential development and to the evolving changes attributable to the range and extent of additional development to the rear of properties in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed free standing home office structure would not seriously injure the visual and residential amenities of adjoining residential development 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. Details of the materials, colours, and textures of all the external finishes to the proposed development, which shall not have a glare effect in sunlight, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Site development and building works shall be carried only out 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.

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. The developer shall enter into water and/or wastewater connection agreements with Irish Water, prior to commencement of development.

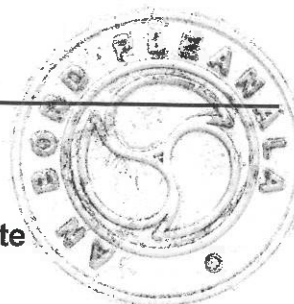
Reason: In the interest of public health.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board



Dated this 14th day of December 2021