

An  
Bord  
Pleanála

Board Order  
ABP-310994-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1521/21**

**Appeal** by Kevin Collins and Danielle O'Sullivan care of Newmark Architects of 10 Newmarket Square, Dublin against the decision made on the 5<sup>th</sup> day of July, 2021 by Dublin City Council to grant subject to conditions a permission to Kevin Collins and Danielle O'Sullivan in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Two-storey extension to rear and side of the house, to move and replace window to side elevation at first floor level, change in roof profile from hip roof to gable, dormer to rear of the house, two number Velux rooflights to front, removal of one number chimney, proposed increase in height of chimney to front, external insulation to rear and side of house, removal of existing garage to side of house and new single storey extension, new garden room to rear garden, proposed widening of vehicular access and all associated landscape, all at 1 Dunseverick Road, Dublin.

## **Decision**

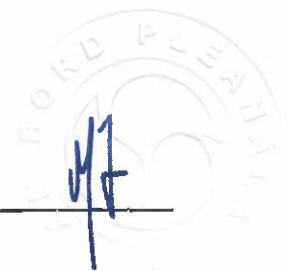
**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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 for the site and to 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 the 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 development hereby approved shall be amended as follows:
  - (a) The proposed rooflights on the front plane of the roof of the house shall be omitted.
  - (b) The vertical privacy fin treatment to the rear first floor extension shall be angled such that they redirect and channel views eastwards down the rear garden rather than across towards the southern boundary of the site, while the vertical privacy fin treatment to the front of the first-floor rear/side extension shall be angled so that views are directed away from the front of the dwelling to the north.

Details of all the above alterations shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

3. Details of the materials, colours and textures of all 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.

4. The vehicular entrance serving the driveway shall not exceed three metres in width and shall not have outward opening gates.

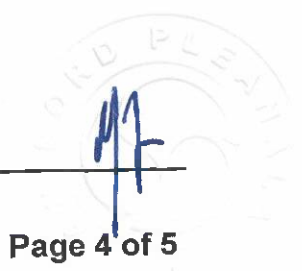
**Reason:** In the interests of traffic and pedestrian safety.

5. The footpath and kerb shall be dished in accordance with the requirements of the planning authority.

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

6. All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

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



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

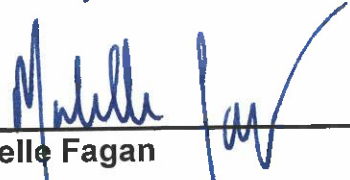
**Reason:** In the interest of orderly development.

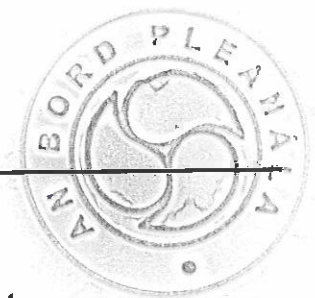
8. The developer shall enter into a water and/or wastewater connection agreement(s) with Irish Water prior to the commencement of development.

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

9. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays or 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 areas in the vicinity.

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



Dated this 27<sup>th</sup> day of January 2022.