

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1675/21

Appeal by Isobel Roleff care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 13th day of August, 2021 by Dublin City Council to grant subject to conditions a permission to Luke Treacy care of Studio DSQ of The Warehouse, 12 Richmond Row, Portobello, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development will consist of the construction of a single storey extension and first floor extension over existing ground level to the rear of the property, a dormer window in the main roof to the rear, blocking up and replacing a first-floor bathroom window and all associated site works; all at 73 Richmond Road, Drumcondra, 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.

Reasons and Considerations

Having regard to the residential land use zoning of the site, to the prevailing pattern and character of existing development in the vicinity and to the nature and scale 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 residential or visual amenities of the area or the amenities of property in the vicinity. 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 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 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 existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

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

Reason: In the interest of public health.

4. The external finishes of the proposed extension and attic dormer shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The width of the window in the attic dormer shall match the width of the window serving the bedroom in the proposed first floor extension.

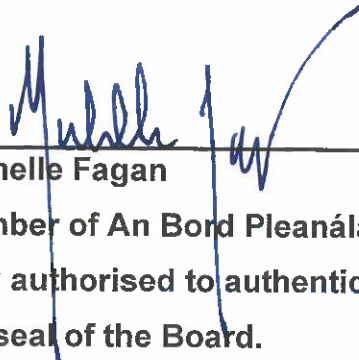
Reason: In the interest of visual amenity.

6. The window serving the toilet at first floor level on the west elevation of the rear return shall be fitted with obscure glazing.

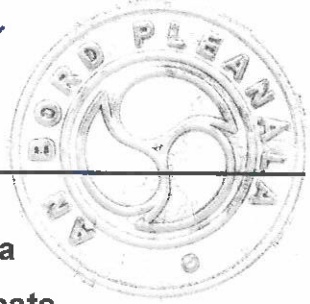
Reason: In the interest of residential amenity.

7. Site development and building works shall be carried out only between the hours of 0800 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.



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



Dated this **29th** day of **April** 2022.