

An
Bord
Pleanála

Board Order
ABP-311512-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3177/21

Appeal by Donal and Orna Ffrench-O'Carroll of Sunnyside Mews, Blackheath Avenue, Clontarf, Dublin against the decision made on the 9th day of September, 2021 by Dublin City Council to grant subject to conditions a permission to Joan Broderick care of Martin Architects of 3 The Seapoint Building, 44/45 Clontarf Road, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a new single storey extension to the side, new roof windows to the existing and new roofs, new double doors to the side at ground floor level, and all associated site works, ancillary drainage and landscaping, at Sunnybank Cottage, Blackheath Avenue, Clontarf, 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, it is considered that, subject to compliance with the conditions set out below, the proposed extension to the dwelling house would not seriously injure the amenities of the adjoining property by reason of overlooking, overshadowing or overbearing impact, or the residential and visual amenities of surrounding development, or the character of the area. 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. Water supply and drainage arrangements, including the attenuation of surface water, shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

3. The roof lights shall be kept as flush as possible with the existing roof plane and shall not extend above the existing ridgeline.

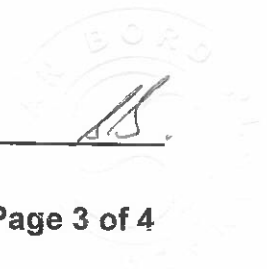
Reason: In the interest of visual amenity.

4. The external finishes of the proposed extension (including roof tiles and slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: To protect the visual amenities of the area.

5. All gutters, drainage and rainwater shall be accommodated within the boundary of the site and shall not overhang any adjoining properties.

Reason: In the interest of orderly development.



6. Site development and building works shall be carried out only between the hours of 0700 to 1800 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.

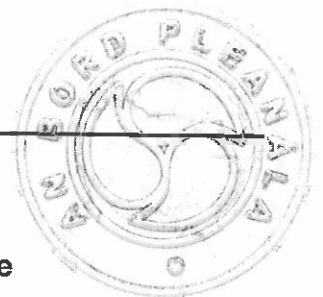
Reason: In order to safeguard the residential amenities of property in the vicinity.



Stephen Bohan

Member of An Bord Pleanála

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



Dated this 14th day of February 2022.