



An
Bord
Pleanála

Board Order
ABP-311837-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1846/21

Appeal by Cyril White care of David King of Planning Street, Collorus House, Lauragh, County Kerry against the decision made on the 6th day of October, 2021 by Dublin City Council to grant subject to conditions a permission to Gordan Hassett and Cana Loh-Hassett care of Peter Kable Online Architect of 18 Thomas Davis Street West, Inchicore, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition of existing rear extension containing a bathroom and shed abutting 32 Connaught Street, and construction of a single storey flat roof extension, all to rear abutting 32 Connaught Street comprising kitchen/dining room, WC and en-suite at ground floor. The refurbishment of existing room into a bedroom at ground floor at 30 Connaught Street, Phibsborough, 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 residential land use zoning of the site and to the nature and scale of the development for which permission is sought, 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 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 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 external finishes of the proposed extension, 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. Water supply and drainage arrangements, including the 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.

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



John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *8th* day of *MARCH* 2022.