

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5038/21

Appeal by Mary Finnerty of 69 Kincora Court, Clontarf, Dublin against the decision made on the 14th day of December, 2021 by to grant subject to conditions a permission to Conor Irwin care of Gerard Healy of 97 Ridgewood Green, Swords, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Removal of spiral staircase, demolition of all ground floor stud partitions; removal of rear door and window; installation of all new stud partitions to form new kitchen/diner, ground floor bathroom, new timber staircase and new rear door and window; installation of two new roof dormers to front and rear to form two new bedrooms and new bathroom; provision of two velux windows to front and new velux flat roof light to rear; all at 70 Kincora Court, 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.

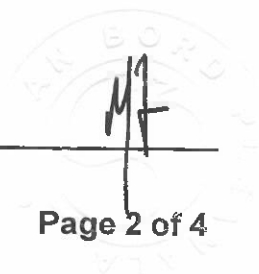
Reasons and Considerations

Having regard to the zoning objective for the site and pattern of development in the area, together with the design, scale and layout, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity and would provide for a satisfactory standard of accommodation for future residents. 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. The proposed development shall be amended as follows:
- (a) the front dormer shall have a maximum width of two metres,
 - (b) the rear dormer shall have a minimum set-back of 0.5 metres from the boundary line with the adjoining dwellings, and
 - (c) all the front and rear dormer's elevations, fascia/soffits, rainwater goods, window frames and glazing bars shall be finished in a dark colour so as to blend with the roof finish. White uPVC shall not be used.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential 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.

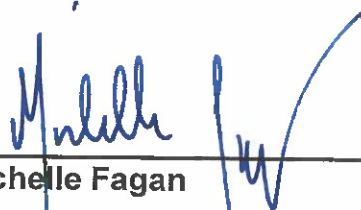
Reason: In the interest of public health.

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 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.

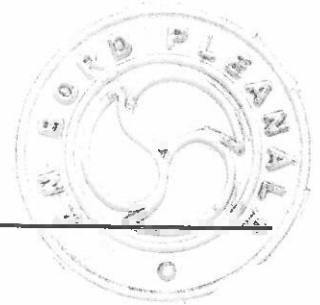
5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.



Michelle Fagan

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



Dated this 29th day of April 2022.