

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5209/21

Appeal by Claudia and Gerard Corcoran care of Matthew Fagan Architects of 229 Clonliffe Road, Drumcondra, Dublin against the decision made on the 18th day of February, 2022 by Dublin City Council North in relation to the application by the said Claudia and Gerard Corcoran for permission for development comprising the construction of a part two-storey, part single storey, extension to the front of the property, widening the existing dormer window in the main roof to the rear of the property as well as the erection of a small domestic wind turbine on the side wall of the house and all associated site works in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the front ground floor extension and to refuse permission for the front first floor extension, widening of the existing rear dormer and wind turbine).

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, and 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 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.

Reason: In the interest of clarity.

2. The proposed development hereby permitted shall be amended as follows:
 - (a) The proposed domestic wind turbine shall be omitted in its entirety.
 - (b) The width of the roof over the ground floor extension shall match that of the existing roof to the gable elevation of the dwelling.

Reason: In order to safeguard the residential amenities of property in the vicinity and in the interest of visual amenity.

3. The external finishes of the proposed extensions hereby permitted shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. 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.

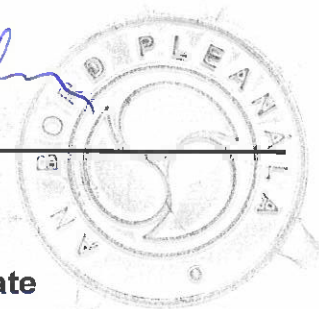
5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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



John Connolly

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



Dated this 16th day of JUNE 2022