

An
Bord
Pleanála

Board Order
ABP-313064-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5219/21

Appeal by Mark and June Griffin care of Enda Fanning of Dúnáras, Whitehall Road, Churchtown, Dublin and by Stephen Cahill and Anne Jackson of 29 Ravensdale Drive, Kimmage, Dublin against the decision made on the 23rd day of February, 2022 by Dublin City Council to grant subject to conditions a permission to Julio Alamilla and Kellie Elkin care of GWA Architects Studio, 145 Benmadigan Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Removal of the existing garage, shed and chimney located to the side and rear of the property. Provision for a two-storey extension to the side and rear of the property to accommodate open plan kitchen and dining area at ground floor level and additional family bedroom space at first floor level. Provision for a repositioned centred entrance and dormer roof extension to the front elevation. Provision for a new canopy over the main entrance. Provision for three new roof lights on the existing pitched roof to the rear of the property. Renovation and alterations to the existing buildings, including all associated site works, all at 30 Ravensdale Drive, Kimmage, 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 nature, scale and location of the proposed extension to the existing dwelling, and to the provisions of the Dublin City Development Plan 2022 - 2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be overbearing or detract from the character of the area, would not unduly reduce the privacy or result in adverse overshadowing of property in the vicinity or loss of daylight and sunlight (including Numbers 29 and 31 Ravensdale Drive), and would not seriously injure 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 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 dormer on the front facing roof plane shall have a maximum external width of eight metres.
 - (b) The two number windows on the gable of the side extension at first floor level shall be omitted from the proposed development.

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

Reason: To ensure a satisfactory standard of development and to protect adjoining residential amenity.

3. The external finishes of the proposed extension (including roof tiles/slates) 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 attenuation and 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 0800 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

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Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Henchy

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

Dated this *21* day of *July* 2023.