



An
Bord
Pleanála

Board Order
ABP-313134-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 0439/21

WHEREAS a question has arisen as to whether the external insulation cladding of 100 millimetres on the front of the house and 150 millimetres on the gable and rear of the house at 396 Clontarf Road, Clontarf, Dublin is or is not development or is or is not exempted development:

AND WHEREAS Gillian Leetch of 396 Clontarf Road, Clontarf, Dublin requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 3rd day of March, 2022 stating that the proposal is not deemed to be exempted development:

AND WHEREAS the said Gillian Leetch referred this declaration for review to An Bord Pleanála, on the 28th day of March, 2022:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to:-

- (a) Sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (b) the provisions of the Dublin City Development Plan 2022 - 2028,
- (c) the character and pattern of development in the area, and
- (d) the report of the Planning Inspector:

AND WHEREAS An Bord Pleanála has concluded that:

- (a) the installation of external insulation and the replacement of existing windows constitute works which is development, as defined in Section 3 of the Planning and Development Act, 2000, as amended,
- (b) the installation of external insulation and the replacement of existing windows constitutes works for the maintenance, improvement or other alteration of a structure as defined in Section 4(1)(h) of the said Act,
- (c) in the absence of drawings of elevation and cross section details to adequately describe the works that are the subject matter of this referral, the installation of external insulation and the replacement of existing windows has potential to alter the exterior details which are defining characteristics of this house and the adjoining terrace along Clontarf Road and which would, therefore, materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure and that of neighbouring structures,
- (d) the installation of external insulation and the replacement of existing windows accordingly does not come within the scope of Section 4(1)(h) of the Planning and Development Act, 2000, as amended:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by Section 5(3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the insulation cladding of 100 millimetres on the front of the house and 150 millimetres on the gable and rear of the house, together with the replacement of existing windows with timber sash windows and the replacement of existing side and rear windows with 'aluclad' windows at 396 Clontarf Road, Clontarf, Dublin is development and is not exempted development.



Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 03 day of August 2023.