



An  
Bord  
Pleanála

**Board Order**  
**ABP-314327-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4040/22**

**Appeal** by Hugh Chaloner and Shona O'Neill care of Fitzpatrick and Mays Architects of 71 South Circular Road, Portobello, Dublin against the decision made on the 15<sup>th</sup> day of July, 2022 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of the existing 9.1 square metre single-storey extension at ground floor level at the rear of the house; construction of a new 13.8 square metre single-storey extension at ground floor level at the rear of the house; lowering the sill level of the existing window in the rear reception room at ground floor level to form a doorway into the proposed new extension; creation of a new opening at ground floor level in the north wall of the existing return at the rear of the house to connect to the proposed new extension; creation of a new window opening at ground floor level in the rear façade of the existing return; demolition of the existing 2.75 square metre single-storey lean-to outhouse in the rear garden; construction of a new 1.5 square metre single-storey outhouse in the rear garden, and ancillary works including repair of the render finish at the rear of the house, all at 8 Moyne Road, Ranelagh, Dublin (a Protected Structure).

*pm*

## Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. Prior to the commencement of development, the applicant shall submit the following details for the written agreement of the planning authority:
  - (i) A detailed methodology for the proposed structural works and interventions required to facilitate the formation of the opening in the north elevation shall be provided.
  - (ii) Details of proposed finishes and materials for use to the extension. These should be of high quality in order to enhance the setting of the Protected Structure.
  - (iii) 1:10 details of the flashing junctions for the proposed single-storey extension and the rear elevation, including the interface below the sills of the first-floor windows to the north elevation of the return.
  - (iv) Detailed schedules of any repair and reinstatement works required to the historic boundary wall with Number 6 Moyne Road, to include structural stabilisation as a result of the excavation of foundations for the new extension, including drawings of same. A method statement for any repair works and interface details associated with construction of the new extension shall be provided, in accordance with best conservation practice.

*pm*

- (v) Historic fabric to be removed is to be carefully set aside and recorded or re-used where possible as part of the overall refurbishment.

**Reason:** In the interests of orderly development and visual amenity.

### **Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2022 - 2028 and to the nature, form, scale and design of the proposed development, it is considered that the proposed alterations to Condition Number 3 attached to the grant of permission under planning register reference number 4040/22 would not seriously injure visual amenities, established character or appearance of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.



**Peter Mullan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this *3rd* day of *July* 2023.