



An
Bord
Pleanála

Board Order ABP-315493-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5028/22

Appeal by Michael Dunne of 24 Copeland Avenue, Clontarf, Dublin against the decision made on the 6th day of December, 2022 by Dublin City Council to grant subject to conditions a permission to Jenny McCormac and Trevor Wisdom care of Donal Hickey Architects of 1 Nun's Lane, Abbeyfield, Killester, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Removal of the existing rear extension (13.88 square metres) and rear sheds (10.43 square metres) to be replaced with a new rear single-storey extension (39.60 square metres) with a green sedum roof and patio. An attic conversion (14.17 square metres), including rear-facing dormer and modifications to the roof, a hipped gable, upgraded insulation, and new stairs from the first floor. Works also include a new drainage connection, modifications to the existing house layout, including upgraded insulation, new window openings, boundaries, and all associated site works to enable the works, all at 22 Copeland Avenue, Clontarf, Dublin.

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Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars for the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the pattern and character of development in the area, the design and scale of the proposed development, and 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 be acceptable in terms of the Z1 zoning objective for the site, would not seriously injure the residential amenity of surrounding properties and would not seriously injure the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 the commencement of development and the proposed 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 existing hipped roof shall be fully retained while the proposed attic stair shall be accommodated via a hipped pitched roof dormer set 300 millimetres below the main ridge line and 300 millimetres inward from the side roof planes.
 - (b) The rear dormer shall be set down a minimum of 300 millimetres below the main ridgeline and its roof and east side wall shall run back into the side wall of the amended side dormer extension.
 - (c) The glazing to the rear dormer shall match the proportions of the first-floor bedroom window below.

Reason: In the interest of the visual amenity of the streetscape and in order to comply with current Dublin City Development Plan requirements, in particular those set out under Appendix 18.

3. The attic space hereby approved shall not be used for human habitation unless it complies with the current Building Regulations.

Reason: To ensure a satisfactory standard of development.

4. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. Access to the flat roof of the rear extension shall be restricted to fire escape and maintenance purposes only.

Reason: In the interest of protecting residential amenities.

6. The external finishes of the dormer shall be similar to those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

7. Details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 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.

9. The site development works, demolition and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil, and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

10. 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 the An Bord Pleanála to determine the proper application of the terms of the Scheme.

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.



Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 16th day of January 2024.