

An
Bord
Pleanála

Board Order ABP-315691-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5212/22

Appeal by Jean Martin of 60 Beauvale Park, Artane, Dublin against the decision made on the 13th day of January, 2023 by Dublin City Council to grant subject to conditions a permission to Anna and Mariusz Zawidzki care of Patrick O'Connor of Alantina, Windgate Road, Howth, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of an existing single storey extension to the side of the house and the proposed construction of a single storey extension at the side/front of the existing house in its place, comprising ancillary family accommodation and a front lobby, together with all associated ancillary site works and services, all at 59 Beauvale Park, Artane, 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 nature, scale and design of the proposed development, its location and relationship to existing residential development in an established residential area, 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 not seriously injure the visual or residential amenities of the area or 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.

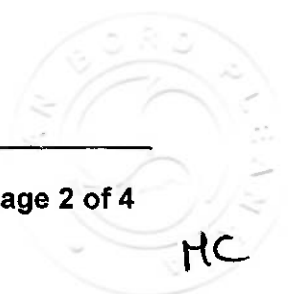
Conditions

1. The 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 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 external finishes of the proposed development shall match those of the existing dwelling in respect of materials and colour.

Reason: In the interest of visual amenity.



3. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let, or otherwise transferred or conveyed, save as part of the dwelling.

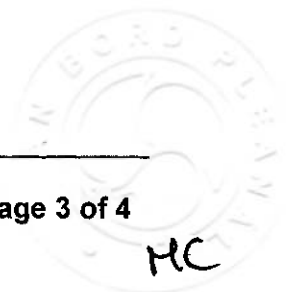
Reason: To restrict the use of the extension in the interest of residential amenity.

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. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.



6. 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 amenities of property in the vicinity.




Mary Cregg

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 31st day of January 2024.