

An
Bord
Pleanála

Board Order
ABP-315770-23

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2066/22

Appeal by Carmel O'Connor and David Regan of 1 Serpentine Avenue, Ballsbridge, Dublin against the decision made on the 20th day of January, 2023 by Dublin City Council to grant subject to conditions a permission to Orla and John Collins care of Urban Architecture and Construction of 35 Ranelagh, Ranelagh Village, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing ground floor rear extension of the existing terrace house and the proposed construction of a new ground floor level rear extension to provide a laundry room and lounge, with four number rooflights, adaption and extension to existing rear flat roof terrace area, with all associated internal reconfigurations and external works to facilitate the development, all at 3 Serpentine Avenue, Ballsbridge, 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 relevant provisions of the Dublin City Development Plan 2022-2028, to the established use of the site and the pattern of development in the area and to the nature, scale, extent and orientation of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential and visual amenities of the area or the amenity of properties in the vicinity, including by reference to daylight and sunlight, would be in accordance with the relevant provisions of the Dublin City Development Plan 2022-2028 and would constitute an acceptable form of development at this location. 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.
 - (a) A 1.8-metre-high privacy screen shall be erected on either side of the roof terrace along the common boundaries with the adjoining properties and shall be permanently maintained in place.
 - (b) No windows or glazing shall be provided in the side elevations of the proposed extension.
 - (c) A render finish shall be applied to the external side elevations of the proposed extension.

- (d) The proposed development shall be contained within the application site and there shall be no over sailing or overbearing of adjoining property without the prior written consent of the landowner concerned. All proposed screening measures, including improvements to boundaries and the provision of any fencing, shall be completed prior to the occupation of the proposed extension.

Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority, side elevation drawings complying with the above requirements.

Reason: To protect the amenities of adjoining properties.

3. The developer shall enter into water and wastewater connection agreements with Uisce Éireann (formerly Irish Water) prior to commencement of development.

Reason: In the interest of public health.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

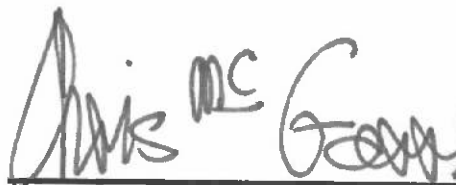
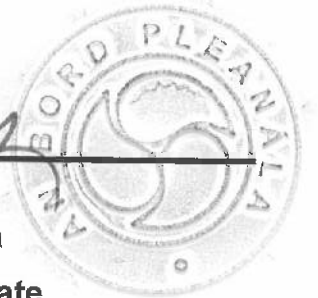
Reason: In the interest of public health.

5. The external finishes of the proposed extension (including roof materials) shall harmonize with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual 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 residential amenities of property in the vicinity.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 13th day of June 2023.