

An
Bord
Pleanála

Board Order
ABP-318840-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1640/23

Appeal by Alan and Mary Kane care of Brian Donovan Architect of 131 Rathgar Road, Dublin against the decision made on the 13th day of December, 2023 by Dublin City Council to grant, subject to conditions, a permission to Bryan and Caroline Loo care of Colgan O'Reilly Architects of 93A Sandymount Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: An extension at first floor level to the side of the existing two storey detached house, with a pitched roof and alterations to the ridgeline of the main roof, a new dormer rooflight along the rear of the main roof and a new brick treatment to the ground floor level of the front elevation of the side extension at 32 Gilford Park, Sandymount, 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 zoning objective for the site, the provisions of the Dublin City Development Plan, 2022-2028, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the 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 as amended by the further plans and particulars submitted on the 17th day of November 2023, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The front wall of the extension shall be set back from the main house generally in accordance with the 3-D computer generated image submitted to the planning authority on 17th November 2023. The roof profile of the existing house shall remain a hipped form (and shall not be altered to a gable form). The roof of the extension shall also be hipped (rather than gable) to match the pitch and angle of the existing roof profiles of the host house and adjoining houses that are the predominant design form along the streetscape at this location.

Revised drawings reflecting these requirements shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development.

Reason: In the interests of visual amenity and to preserve the architectural merit of the pattern of development in the area.

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. A schedule of all external finishes to be used shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

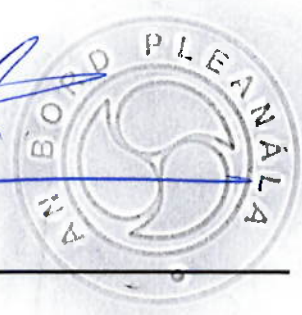

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

7. 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 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.



Joe Boland
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *13TH* day of *June* 2024.