

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3053/24

Appeal by James Cross and Silvia Caló care of Thomas O'Brien Architect of 3 Great Denmark Street, Dublin against the decision made on the 12th day of March 2024 by Dublin City Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the demolition and removal of a single storey concrete block garage to the side of house and the construction of single-storey extension in its place. The proposed work will require localised and partial demolition of a wall, window and disused chimney breast at ground floor level to form a connection between the proposed extension and the existing house and associated foundation works at the same corner. The proposed extension will consist of a new utility area, a ground floor WC, a kitchen and dining area. It includes a roof lantern to provide daylight. The proposed work to the existing house includes new breathable internal wall insulation, new insulation beneath existing suspended timber floors, restoration and repairs to existing timber windows including replacement of existing glass with double glazing, repair of settlement cracks and defects to rendered external wall and brickwork including re-pointing of brickwork, painting, decorating and repairs to any damaged or altered internal

plaster details, minor local repairs to roof flashings, tiles and rainwater goods, installation of solar panels to rear roof, new foul and surface water drainage, removal of concrete surfaces to front and rear of house and replacement with free draining permeable paving, repairs to cast iron fence and front gate and sundry other minor works, at 36 Ellesmere Avenue, Dublin, a Protected Structure (RPS Number 8837).

Decision

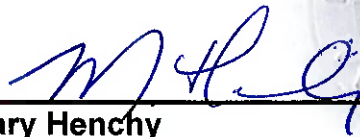
Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 4 (a) and to AMEND condition number 4 (b) so that it shall be as follows.

4. (b) The proposed roof lantern shall be omitted. A sample for the proposed brick and timber shall be submitted for the written approval of the Conservation Officer of the planning authority.



Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the amended condition number 4, set out above, and the other conditions specified by the planning authority, the proposed development would be in keeping with Development Plan Policy BHA2 of the development plan and the Architectural Heritage Protection Guidelines for Planning Authorities, 2011 and would not seriously injure the character of the Protected Structure reference number 8837 and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 17th day of December 2024.