

An
Bord
Pleanála

Board Order
ABP-320939-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4003/24

Appeal by Donal Groarke care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 2nd day of September, 2024 by Dublin City Council to refuse a permission for the proposed development.

Proposed Development: Internal and external changes of the previously approved (Reference: 2935/14) three-storey mews consisting of internal remodelling of floor plans to suit client family requirements with the addition of an amended living area to ground floor, associated bin storage and utility room, roof terrace in lieu of balcony and a proposed pitched roof. Proposed ancillary works to facilitate the development. This development is to the rear of number 11 Mountpleasant Avenue Lower which is a protected structure on a site at 20 Bannaville, Ranelagh, Dublin (rear of 11 Mountpleasant Avenue Lower, Ranelagh, Dublin (a Protected Structure)).

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 design, nature and extent of the proposed amendments to a previously approved mews dwelling (Planning Register Reference Number 2935/14), the relationship between the amended mews dwelling relative to the several Protected Structures that form part of its visual context, the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area, the residential amenity of property in the vicinity, the character and setting of Protected Structures in its vicinity and that it would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, and as revised by the further plans and particulars received by An Bord Pleanála on the 30th day of September, 2024, 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 development outside of the alterations set out in the plans and particulars lodged with this application and as amended by the drawings received by An Bord Pleanála on the 30th day of September, 2024, shall comply with the conditions attached to the grant of permission Planning Authority Reference Number 2935/14 in full.

Reason: In the interest of clarity.

3. The proposed development shall be amended as follows:
- (a) The first-floor level window serving the Master bedroom in the revised drawings submitted to An Bord Pleanála on the 30th day of September, 2024, shall incorporate obscure glazing.
 - (b) Details of the revised garage entrance and proposed bin storage within the garage area shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of residential amenity and orderly development.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

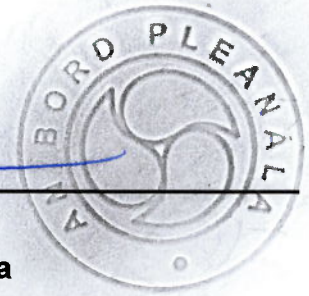
5. Details of the materials, colours and textures of external finishes to the proposed extension, including the roof colour shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.



Paul Caprani

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board**



Dated this 4th day of March, 2025