



An
Bord
Pleanála

Board Order

ABP-321574-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2274/24

Appeal by Eileen Tobin of 71 Devinish Road, Kimmage, Dublin against the decision made on the 29th day of November, 2024 by Dublin City Council to grant subject to conditions a permission to Carmen Munoz care of Pamela Byrne of 67 Finn Eber Fort, Finglas, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey porch extension to the front and two-storey extension to the rear and side of existing dwelling, all at 70 Devenish Road, 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 residential zoning objective of the area, the pattern of development in the vicinity, and the policy framework for domestic extensions, as set out in Appendix 18 (Ancillary Residential Accommodation) 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 be in accordance with Appendix 18, Section 1.0 (Residential Extensions) of the Dublin City Development Plan 2022-2028, would provide a reasonable upgrade of the existing accommodation on site, would not have an adverse impact on the amenities of adjoining properties, including number 71 Devenish Road, and 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 side extension shall maintain a minimum separation of one metre from the boundary with the adjoining house at 69 Devenish Road.

Reason: To protect adjoining residential amenities by providing a spatial gap between numbers 69 and 70 Devenish Road while ensuring the visual separation of the adjoining terraces on Devenish Road.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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.

4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. 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.



Declan Moore

Member of An Bord Pleanála

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

Dated this 29th day of APRIL 2025.