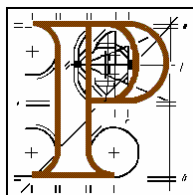


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D13A/0266

An Bord Pleanála Reference Number: PL 06D.242304

APPEAL by Terence Coleman care of Brazil Associates of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 18th day of July, 2013 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Rupert Egan care of Boyd Cody Architects of 36 College Green, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Works including internal alterations and refurbishment of the existing four-storey terraced dwelling to include new plumbing and wiring, the re-roofing of existing vaulted cellar to front of house, modification of window in rear elevation and associated external terracing and landscaping to the rear including the repair and reinstatement of existing stone boundary walls, a new rooflight in roof above bathroom and solar panel. The internal alterations include at first floor (level +1), the formation of new opening in central cross wall to enlarge existing bathroom and removal in part of partition wall at entrance to master bedroom. At level -1, the formation of a large opening in each of two cross walls, the blocking up of an existing doorway and formation of new opening between family room and pantry, enlarge existing fireplace opening in family room, remove existing dividing wall to the rear between kitchen and dining room, remove raised floor and form opening in original floor to level -2 below, remove existing staircase and provide new stairs in existing stairwell between ground floor (level 0) and level -2. At level -2, remove existing floor and reinstate with new slab at lower level, form large opening in each of two flanking walls to central passage, remove existing bathroom, tool room and wine store, provide new bathroom, break out wall below two number existing internal window openings in cross wall and form two number new doorways in lieu. Externally at front of house, remove existing granite steps to level -1 and roof of vaulted cellar and form new roof

and steps with new paving and railings to match existing, block up two number existing openings and provide two number new openings in cellar walls. Externally at rear of house, break out wall below central window of dining room at level -1 and provide new access door and steps to existing upper terrace. Reinstate external cast iron spiral stairs from living room (level 0) to upper terrace. Remove existing, external timber steps from upper terrace to middle terrace outside level -2 and repair original balustrade. At middle terrace remove existing granite steps and railing outside rear entrance repair and reinstate. Utilizing existing garden and terrace levels, form new garden layout including garden store located beneath middle terrace, steps, related paved terraced areas and lawn to include rainwater harvesting system and provide new informal landscaping to grounds to the rear of this garden beyond lawn, all at number 2 Sorrento Terrace, Dalkey, County 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.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the residential zoning objective for the area, the established use on the site and to the pattern of development in the immediate vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not impact on the character and setting of the protected structure on the site or the Architectural Conservation Area in which it is located and 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 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. Prior to the commencement of development the applicant shall submit to, and agree in writing with, the planning authority amended plans, sections and elevations at a scale of not less than 1:50 indicating compliance with the following:
 - (a) the existing stairs from the ground floor to upper basement plan -1 and lower basement plan -2 as indicated on drawing titled 'Existing Basement Plans 1:50' drawing number 004 received by the planning authority on the 24th day of May, 2013 shall be retained,
 - (b) a greater portion of the spine wall located between RM 17 Dining Room/RM 18 Kitchen and RM 11 Hall/RM 12 as indicated on drawing titled 'Existing Basement Plans 1:50' drawing number 004 received by the planning authority on the 24th day of May, 2013 shall be retained, and
 - (c) a greater portion of the spine wall located between RM 13 Family RM and RM 11 Hall as indicated on drawing titled 'Existing Basement Plans 1:50' drawing number 004 received by the planning authority on the 24th day of May, 2013 shall be retained.

Reason: In the interest of architectural heritage protection.

3. All works shall be carried out in accordance with the best conservation practice, as detailed in the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in December, 2004. The works to the building shall be carried out under the supervision and guidance of personnel suitably qualified in conservation during the progress of the works.

Reason: In the interest of architectural heritage protection.

4. Water supply and drainage arrangements, including the disposal 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 to ensure a proper standard of development.

5. Construction on site shall be limited to between 0800 hours and 1900 hours Monday to Friday, and between 0800 hours and 1400 hours on Saturday. No work shall take place on Sundays or bank or 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 the interest of residential amenity and orderly development.

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

Dated this day of 2013.