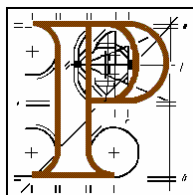


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D13B/0169

An Bord Pleanála Reference Number: PL 06D.242305

APPEAL by Rose Gibbs care of Patrick Harrington Architects of Argus House, Malpas Street, Blackpitts, Dublin against the decision made on the 9th day of July, 2013 by Dun Laoghaire-Rathdown County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The construction of a two-storey dormer type extension to the side of the existing dwelling to incorporate existing garage space, provision of new bay window and canopy roof to front elevation and all associated internal works, site and development works at 3 Avondale Park, Killiney, County 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.

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 residential use on the site, the pattern of development in the vicinity, including changes and modifications to other similar designed dwellings in the area, the mature landscaping in the area, and also having regard to the modifications proposed to the development as contained in the grounds of appeal submitted to An Bord Pleanála, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. 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, as amended by the further plans and particulars received by An Bord Pleanála with the appeal documentation on the 1st day of August, 2013, 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 proposed development shall be as indicated on drawing titled 'Planning Appeal – Revised Drawing ABP-1' (Drawing Number ABP-01) received by An Bord Pleanála on the 1st day of August, 2013.

Reason: In the interest of clarity and in the interest of visual amenity.

3. The external finishes of the proposed development, including roof tiles, shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

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.

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

Dated this day of 2013.