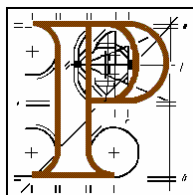


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2013

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D13A/0383

An Bord Pleanála Reference Number: PL 06D.242584

APPEAL by Michael O'Sullivan care of Thomas Freeman or 45 Kerdiff Avenue, Naas, County Kildare against the decision made on the 18th day of September, 2013 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Catherine and Paul Holmes care of Desmond Crabbe, OA Studios, 16 The Bawn, Malahide, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Renovation of existing property to include alterations to front south east elevation, demolition of existing gable wall and extensions to the rear north west elevation. Construction of new two storey rear and side extensions and new single storey rear extension 'snug room'. New drainage to tie into existing services, widening of front entrance pier and all associated site works at 5, Templepark Avenue, Blackrock, 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 provisions of the Dún Laoghaire-Rathdown Development Plan 2010-2016 and to the nature, form, scale and design of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential or visual amenities of the area, would not lead to the depreciation of property values and would integrate well with other properties 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 on the 13th day of November, 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 northern first floor boundary wall to the proposed en-suite, main bathroom and bedroom number 1 shall be set back one metre towards the rear boundary wall of the original dwelling thus reducing the area of the first floor extension. A revised set of drawings showing this modification and any associated plan changes at ground and first floor level shall be submitted to and agreed with the planning authority prior to the commencement of development.

Reason: In the interests of residential amenity.

3. The proposed double doors to the television room on the ground floor front elevation shall be omitted from the proposal and the dimensions of the window opening shall remain as existing.

Reason: In the interests 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.

Reasons: In the interest of public health and to ensure a proper standard of development.

5. The entire dwelling shall be used as a single residential unit.

Reason: In the interests of clarity.

6. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the applicant/developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

7. 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 on Saturdays and not at all on Sundays and 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 order to safeguard the amenities of property in the vicinity.

8. The external finishes of the proposed extensions including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture. In this regard, prior to the commencement of any works on site, samples of proposed materials shall be submitted to the planning authority for written agreement.

Reason: In the interest of visual amenity.

9. Prior to the commencement of any works on site, the applicants/developer shall ascertain and comply with all requirements of the planning authority in relation to access and parking arrangements.

Reason: In the interests of traffic safety.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the scheme at the time of payment. Details of the application of the terms of the scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2014.