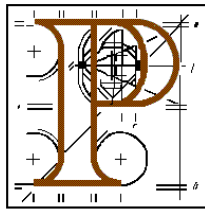


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D14A/0478**

An Bord Pleanála Reference Number: PL 06D.244818

**APPEAL** by Weston Allen care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 2<sup>nd</sup> day of April, 2015 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Jonathan and Meg Escott care of Emmet Duggan Architects Limited of Beech Lodge Design Studio, Beech Road, Arklow, County Wicklow in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Alterations and additions to an existing detached two-storey dwelling, comprising the demolition of existing single-storey kitchen, utility and garage structures to eastern gable end and the construction of new single storey garage and utility room area in lieu, including a new two-storey extension comprising a new kitchen area at ground floor level and two new bedrooms and a family bathroom at first floor level, together with a new two-storey extension to western gable end comprising new living room and study accommodation at ground floor level and a new en-suite at first floor level, new velux rooflights to existing attic store area and the construction of a new single-storey family room extension to rear, together with the widening of two number existing vehicular entrance gates and the provision of new railings to existing front boundary wall and all associated works at 1 Maple Road, Clonskeagh, 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 design, nature and scale of the proposed development and to the established character and pattern of development in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of neighbouring dwellings or of property in the vicinity of the site, would not seriously injure the visual amenities of the area, would be acceptable in terms of traffic safety and convenience and 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 submitted on the 11<sup>th</sup> day of March, 2015, 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 garage/boot room and bin storage element shall be omitted from the proposed development.

**Reason:** This portion of the proposed development would break the established building line largely maintained by the adjacent dwellings on Maple Road and would be contrary to the visual amenity and established character of Maple Road.

3. The window/windows on the first floor eastern elevation shall be glazed with obscure glass.

**Reason:** To prevent overlooking of adjoining residential property.

4. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

5. 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.

6. Water supply and drainage arrangements, including the attenuation and 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.

7. The proposed *Taxus baccata* hedging shall be replaced by *Prunus lusitanica* (Portuguese laurel) or similar.

**Reason:** In the interest of public health.

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

**Dated this            day of            2015.**