



**An
Bord
Pleanála**

**Board Direction
BD-012481-23
ABP-315894-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2023.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the

1. Dun Laoghaire Rathdown County Development Plan 2022 to 2028,
2. The site in an area zoned Objective A "To provide residential development and improve residential amenity while protecting the existing residential amenities", and
3. proposed development comprising a domestic extension to an existing residential use,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the area and guidance on qualitative, quantitative, and development management criteria for sustainable neighbourhood infrastructure and residential developments set out in the development plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area. The proposed development comprises a domestic extension to an existing residential use in an area zoned for residential development in the Dun Laoghaire Rathdown County Development Plan 2022 to 2028.

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 the planning authority on the 11th day of November 2022 and on the 6th day of January 2023, 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. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The roof area of the entire proposed extension shall not be used as an amenity space area, balcony or garden area.

Reason: In the interest of residential 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

5. Site development and building works shall be carried only out 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 residential amenities of property in the vicinity.

Note

Having regard to the existing context of the proposed development and adjoining properties, the Board agreed with the planning authority rather than the inspector that the proposed length of the rear extension with a parapet at 3.5 metres would not have a negative and overbearing impact and therefore did not require amendment in height and setback from the boundary.

Board Member

Eamonn James Kelly
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Date: 16/06/2023

