

An
Bord
Pleanála

Board Direction
BD-019200-25
ABP-321331-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2025.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the residential zoning objective, the character of existing development in the area, the design, scale and massing of the development proposed, and the provisions of the Dun Laoghaire Rathdown Development Plan 2022-2028, in particular Section 12.3.7.1 (Extensions to Dwellings), it is considered that the proposed development would constitute an acceptable form of development at this location and would not seriously injure the residential amenity of surrounding properties, including Glenrowan and properties in Knocknacree Park, would be acceptable in terms of open space and would not present a traffic safety hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, and in particular the concerns raised on the impact on residential amenity of Glenrowan, the Board concurred with the planning authority that the proposed extension on a reduced footprint with an increased garden area is sufficiently removed from the house at Glenrowan and will not have an overbearing nor overshadowing impact to such an extent to seriously injure the residential amenity of Glenrowan and can be expected in an urban environment.

Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application to the planning authority on 7 October 2024, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

REASON: To prevent unauthorised development.

2. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development..

4. The disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority. Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) i.e. permeable surfacing, and in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the County Development Plan 2022-2028.

Reason: In the interest of public health.

5. All necessary measures shall be taken prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works,

REASON: In the interest of orderly development All necessary measures shall be taken.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Monday to Friday inclusive, 0800 to 1400 Saturdays and no works permitted on site on Sundays and Public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the Planning Authority.

REASON: In order to safeguard the residential amenities of property in the vicinity.

7. Details of the road network to be used by construction traffic and by the long-term maintenance traffic shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

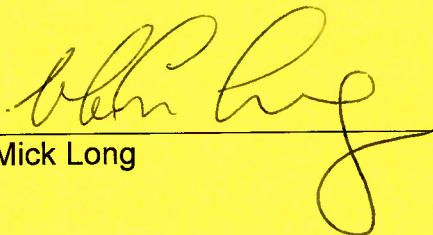
Reason: In the interest of traffic safety.

8. 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 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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.

Note: Section 34(13) of the Planning and Development Act 2000, which relates as follows- 'A person shall not be entitled solely by reason of a permission under this section to carry out any development'.

Board Member


Mick Long

Date: 14/03/2025