

An
Bord
Pleanála

Board Direction
BD-019378-25
ABP-321617-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/04/2025.

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 provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the established residential use on the site, the prevailing pattern and character of development in the area, and the nature, 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 seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety, would not be prejudicial to public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Note: The Board decided to incorporate condition number of the planning authority's decision, as it considered that the inclusion of 2 dormer windows at roof floor level would read like a three-storey structure as opposed to a two-storey structure with attic conversion. The Board considered that a three-storey structure would look incongruous in the context of the predominantly two-storey suburban setting in which the subject dwelling is located.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, the applicant shall submit revised plans and elevations for the written agreement of the planning authority in respect of the following.

3. (a) The omission of the two dormer windows on the rear roof pitch and their replacement with a single dormer window comprising a maximum width of 3.5 metres. The proposed attic space shall be used as a single room only.
- (b) The parapet walls on the rear elevation shall not extend beyond the height of the roof on both the proposed rear ground floor extension and first floor extension.

Reason: In the interests of visual amenity.

4. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, 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. The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

6. The glazing to the first floor en-suite window on the side elevation shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

7.

Reason: In the interest of residential amenity.

8. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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.

Reason: To prevent flooding and in the interest of sustainable drainage.

9. Prior to commencement of development, the developer shall enter into a connection agreement with Uisce Éireann to provide for any new or modified service connection to the wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

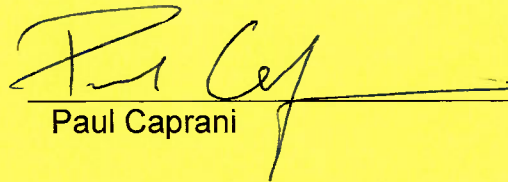
10. Prior to commencement of development, the developer shall submit details of measures for the protection and maintenance of the existing sewer located to the rear of the house for the written agreement of the planning authority.

Reason: In the interest of orderly development and public health.

11. 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.

Board Member


Paul Caprani

Date: 03/04/2025