

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**South Dublin County**

**Planning Register Reference Number: SD15B/0218**

An Bord Pleanála Reference Number: PL 06S.245436

**APPEAL** by Sean Connell of 28 Willington Avenue, Templeogue, Dublin against the decision made on the 10<sup>th</sup> day of August, 2015 by South Dublin County Council to grant subject to conditions a permission to Gary and Jennifer Conroy care of McCormack and Associates of 48 Griffin Rath Manor, Maynooth, County Kildare in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** The conversion of the attic for storage purposes (non-habitable status) including the construction of an attic dormer window to the rear of the dwelling, removal of the chimney stack, internal alterations and all ancillary site works at 16 Willington Green, Templeogue, 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 South Dublin County Development Plan 2010-2016, to the nature, form, scale and design of the proposed development relative to the existing dwelling and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not conflict with the provisions of the said Development Plan and would not seriously injure the residential or visual amenities of the area. 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 omit the dormer window, the Board considered that the omission was not necessary and agreed with the planning authority that the proposed development would be acceptable in the format as permitted.

## CONDITIONS

1. The 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed attic space shall be for storage purposes only.

**Reason:** In the interest of residential amenity and privacy.

3. (a) The roof of the dormer shall be set down one ridge tile from the apex of the ridge of the existing dwelling.
- (b) All external finishes shall harmonise in colour and texture with the existing dwelling on the site.

Revised drawings showing compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

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

**Dated this            day of            2016.**