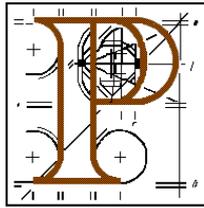


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0837

An Bord Pleanála Reference Number: PL 06D.246317

APPEAL by Anna Martin and Greg Martin of Currane, Gordon Avenue, Foxrock, Dublin against the decision made on the 22nd day of February, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Paul and Siobhan Kiernan care of Brazil Associates of The Studio, Maple Avenue, Stillorgan, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations and provision of new roof to existing flat roof extension to the front of Willow Cottage and provision to the rear of a single storey contemporary extension within the garden and linked to the main cottage by a glazed link. The new extension will provide new living room, dining room and kitchen with ancillary accommodation. The existing cottage will provide for a new entrance hall, sitting room, three bedrooms and associated ensuite bathrooms and a self contained granny flat. Permission is also sought to increase the width of the existing vehicular entrance onto Westminster Road to 3.5 metres and provide for a new pedestrian entrance and all associated site works at Willow Cottage, Westminster Road, Foxrock, 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 siting, design and limited height of the proposed development and to the existing boundary screening between Willow Cottage and Currane, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities or depreciate the value of property in the area, would not adversely affect the Foxrock Architectural Conservation area as designated in the current Dun Laoghaire-Rathdown Development Plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

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

Reason: In the interest of clarity.

2. The proposed granny flat shall not be sold or let as an independent living unit and shall revert to a use as part of the main dwelling on the cessation of such use.

Reason: To protect the amenities of property in the vicinity.

3. The disposal of surface water, the provision of gates and alterations to the footpath at the vehicular entrance shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. 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.

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

Dated this day of 2016.