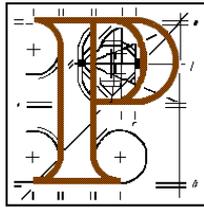


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16B/0047

An Bord Pleanála Reference Number: PL 06D.246512

APPEAL by David Bradley care of Arc Architectural Consultants Limited of 30 Dalkey Park, Dalkey, County Dublin against the decision made on the 6th day of April, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Matthew Lyster and Patricia Duignan care of Circa Design Limited of Killeens Lane, Killeens, County Wexford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a 128 square metre extension to existing dwelling (consisting of a two-storey extension to the rear, side and front of the dwelling including elevational changes) together with all associated and ancillary site works at number 1 Sorrento Lawn, Dalkey, County 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, scale and form of the proposed development, to the variety of building forms in the immediate vicinity of the site, and to the existence of a shed and planted boundary between the site and adjoining dwelling to the south-west, 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 properties in the area, would not adversely affect the setting of the protected structure of Sherrington, would comply with the provisions of the current Dún Laoghaire-Rathdown County Development Plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 office shall be used for purposes incidental to the enjoyment of the dwelling on the site and shall not be used for the carrying on of any trade or business.

Reason: In the interest of residential amenity.

3. 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 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.