

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0135

An Bord Pleanála Reference Number: PL 06D.246647

APPEAL by Ciarán Burns of 10 Shandon Park, Monkstown, County Dublin against the decision made on the 28th day of April, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Simon Montgomery and Natalie McGuinness care of Niall Montgomery and Partners of 33 Rock Road, Williamstown, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations, extensions and the carrying out of various building works. The proposed works are to include; (a) at first floor level: the formation of dormer bay windows in the main and rear façades, (b) at ground floor level: the insertion of a high level bay window in the road facing gable wall of the extension at the rear, (c) the widening of the existing vehicular entrance and the fitting of gates and (d) ancillary contingent works, all at 9 Shandon Park, Monkstown, 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 nature, extent and design of the development proposed, to the general character and pattern of development in the area and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would not be out of character with the area. The proposed development 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 new front dormer window shall match the existing in terms of its size and shall not be enlarged save with a separate grant of planning permission.

Reason: In the interest of residential amenity.

3. The rear boundary with number 10 shall be finished with a boundary feature which shall be seven metres in length and which is at least 1,800 millimetres in height as measured relative to the finished floor level of the living/kitchen area. Details of the materials and design of the boundary wall shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area.

4. Details of the external finishes, including roof tiles/slates shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. The vehicular entrance gates shall not exceed 3.5 metres in width and shall be otherwise in accordance with the requirements of the planning authority.

Reason: In the interest of traffic and pedestrian safety and in the interest of visual amenity.

6. Water supply and drainage arrangements, including the attenuation and 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.

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

Dated this day of 2016.