

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0299**

An Bord Pleanála Reference Number: PL 06D.246947

**APPEAL** by Brendan Carey of 30 Stepside Lane, Stepside, Dublin against the decision made on the 27<sup>th</sup> day of June, 2016 by Dún Laoghaire-Rathdown County Council in relation to an application by Jammel Cheim Limited care of Planning and Design Solutions of Lismard House, Tullow Street, Carlow for permission for development comprising retention of minor changes to previously granted permission under planning register reference number D07A/0948 which is currently under construction. The alterations to the three number houses include: new flat roof over the porch to the front of each house, new monopitch roof to the single storey element of each house to the rear, new monopitch roof to the dormer window servicing the attic room of each house and new window positions in the side and rear elevations. All at Cooleen, Stepside Hill, Stepside, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of new flat roof over the porch to the front of each house, new monopitch roof to the single storey element of each house to the rear, new monopitch roof to the dormer window serving the attic room of each house and new window positions in the side and rear elevations and to refuse permission for retention of first/second floor window on the southern side elevation of house number 1 serving the stairwell.

## **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 planning history of the site and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **CONDITIONS**

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

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

2. This permission does not include the first/second floor window serving the stairwell on the southern side elevation of house number 1.

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

3. 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.

4. Apart from the departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 15<sup>th</sup> day of November, 2007 under planning register reference number D07A/0948, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

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

**Dated this            day of            2016.**