

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire- Rathdown County

Planning Register Reference Number: D16A/0512

An Bord Pleanála Reference Number: PL 06D.247332

APPEAL by Kevin Cullen of 16 Highfield Park Dundrum, Dublin against the decision made on the 2nd day of September, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Oliver Crampton care of OCA Architects of 44-45 Lower Camden Street, Dublin 2 in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations to existing semi-detached dwelling consisting of demolition of existing garage annex of 33 square metres and extensions at grounds floor to front, side and rear (new area of 46 square metres) and new dormer level within existing roof line with three bedrooms (new area of 77.8 square metres) with overall new extension area of 123.8 square metres, revised off-street parking access and all ancillary works at 18 Highfield Park, Dundrum, 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 Dun Laoghaire-Rathdown County Development Plan 2016-2022, to the pattern of existing development in the area and to the nature, design and scale of the proposed extensions to an existing house, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and would be acceptable in terms of traffic safety and convenience. 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The width of the proposed widened vehicular entrance shall be a maximum of 3.5 metres.

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

3. Prior to commencement of development, details and samples of all proposed external finishes shall be submitted to, and agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including 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.

5. Site development and building works shall be carried out only between 0800 hours and 1900 hours from Mondays to Fridays inclusive, between 0800 hours and 1400 hours on Saturdays and not at all on Sundays, Bank or Public Holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenity of property in the vicinity.

6. 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.