

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16B/0377

An Bord Pleanála Reference Number: PL 06D.247601

APPEAL by Maura Murphy of 8 Sycamore Walk, The Park, Cabinteely, Dublin against the decision made on the 28th day of October, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Gregory O'Malley of 3 Sycamore Grove, The Park, Cabinteely, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Refurbishment and extension to existing detached house comprising: (i) 12.8 square metres small single storey extension to rear and new (13 square metres) garden shed to rear, (ii) attic conversion (including addition of windowless dormer roof over eight square metres footprint), comprising two bedrooms, bathroom, rooflights, solar panels and two new gable windows, (iii) external wall insulation finished to match existing, (iv) minor external landscape works, with drainage and sewage to existing local authority mains/drains. House floor area before is 80 square metres and after is 140 square metres. All at 3 Sycamore Grove, The Park, Cabinteely, 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 the area or 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. 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.

3. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays 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 amenities of adjoining residential occupiers.

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

Dated this day of 2017.