

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0774

An Bord Pleanála Reference Number: PL 06D.247840

APPEAL by Patrick J. Power care of Patrick Power Design Associates of 18 Adelaide Road, Dublin against the decision made on the 12th day of December, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Gary Tynan care of Studio 304 Architecture, Netil House, 1 Westgate Street, London E8 3RL in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: A three-storey five-bedroom end of terrace house with two number off-street parking spaces with a private garden to the rear with pedestrian access from Monkstown Road and all ancillary site development works and landscaping above and below ground. The proposal includes the demolition of an existing outbuilding as described in the submitted drawings. The proposed site is located in the Monkstown Architectural Conservation Area. All on land adjacent to number 28 Belgrave Square East, 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 and scale of the proposed development, to its siting at the end of a terrace at the junction of Belgrave Square East and Monkstown Road, and to the modern design of the proposed structure, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with development within the designated Monkstown Architectural Conservation Area, would be in accordance with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, would be acceptable in terms of visual impact and would not seriously injure the residential amenities of 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. Details of the materials, colours and textures of all the external finishes to the proposed house shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development and the visual amenities of the area.

3. Surface water drainage arrangements 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. An external screen of obscure glazing shall be provided around the perimeter of the proposed second floor terrace to a minimum height of 1.6 metres. Details of the form, height and finishes of the screen shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

5. 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 the 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 2017.