



An
Bord
Pleanála

Board Order PL 06D.247865

Planning and Development Acts 2000 to 2016

Planning Authority: D16B/0433.

Planning Register Reference Number: 06D.247865.

Appeal by Bernadette Hallahan care of Age Action of 30/31 Lower Camden Street, Dublin against the decision made on the 9th day of December, 2016 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Denis and Aoife O'Connor care of Tony Mullen Architects of 10/11 Marine Terrace, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention and completion of amendments to previously granted planning permission (planning register reference number D15A/0185, An Bord Pleanála reference number 06D.244965) comprising (a) ground floor extension of 17.5 square metres to rear south-west corner, (b) repositioning of first floor rear wall by 130 mm to south east as a consequence of placement of steel structural supports beneath, (c) minor alterations to rear single storey roof configuration and rear first floor window cills associated with the installation of a Bauder Extensive Green Roof system to flat roof to rear, (d) re-positioning of rooflights to flat roof to rear at ground floor level, (e) minor adjustments/reductions in overall dimensions associated with setting out and site conditions, (f) omission of two number velux roof lights to south-west elevation to side, (g) change from original large concrete roof tiles to 'red rosemary' type clary tiles to be more in keeping and (h) alterations to elevations associated with all of the foregoing, all at 38 Woodlands Park, Blackrock, 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 provisions of the Dun Laoghaire-Rathdown County Development Plan 2016-2022, to the pattern of existing development in the area and to the design and scale of the proposed extensions, 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 the amenities 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall comply with the conditions attached to the permission granted under planning register reference number D15A/0185, An Bord Pleanála reference number PL 06D.244965 except as amended in order to comply with the attached conditions.

Reason: In the interest of clarity.

