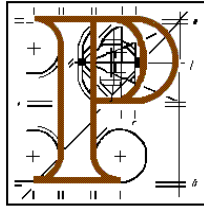


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**South Dublin County**

**Planning Register Reference Number: SD16B/0248**

An Bord Pleanála Reference Number: PL 06S.247877

**APPEAL** by Marie Mc Carthy and others care of Delahunty and Harley of 122 Merrion Road, Ballsbridge, Dublin against the decision made on the 16<sup>th</sup> day of December, 2016 by South Dublin County Council to grant subject to conditions a permission to Michael Mc Dermott care of H2B Architects of 20 Moyview, Kildalkey, County Meath in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Renovations to the existing house, new two-storey extension to the rear to increase size of bedrooms on first floor, also single storey extension on ground floor for dining/lounge facility, conversion of attic for storage/study use and also single storey extension to front of house allowing for porch and enlargement of sitting room and all associated site works at 11 Saint Gerard's Road, 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 location of the site on residentially zoned lands and to the compliance with the development standards for residential extensions in the South Dublin 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 residential or visual amenities of the area or of property in the vicinity. 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, as amended by the further plans and particulars submitted on the 24<sup>th</sup> day of November, 2016, 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 proposed development shall be amended as follows:
- (a) The ground floor rear extension shall be reduced to a depth of 5.5 metres.
  - (b) The first floor rear extension shall be reduced to a depth of 2.5 metres and set off the boundary with number 9 Saint Gerard's Road to the east by one metre.
  - (c) The roof above the proposed extension shall be hipped and pitched at the same angle as the existing roof planes and shall have a ridgeline 300 millimetres below the existing ridgeline.
  - (d) The proposed windows along the gable at ground, first and attic level shall be finished in opaque glazing.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. Details of materials, colours and textures of all external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

4. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

5. 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.

6. Prior to commencement of development, the mobile home located in the rear garden shall be removed from the property, 11 Saint Gerard's Road.

**Reason:** In the interest of protecting residential amenity and ensuring orderly development.

7. 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.

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

**Dated this            day of            2017.**