

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16B/0480**

An Bord Pleanála Reference Number: PL 06D.248035

**APPEAL** by Gráinne Slattery of 5 Birchfield Heights, Goatstown, Dublin against the decision made on the 25<sup>th</sup> day of January, 2017 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Allan and Debbie Chapman care of Randal McDonnell Architects of Carra, Ballinteer Road, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of extension at first floor level to rear of existing house, alterations to existing first floor accommodation and attic conversion for storage use including new roof lights to existing front, side and rear roof faces, all at 8 Birchfield Avenue, Goatstown, 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 Dún Laoghaire-Rathdown County Development Plan 2016–2022 and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with Zoning Objective A for the site and the relevant development management advice for extensions to dwellings as set out in paragraph 8.2.3.4(i) of the said Development Plan. The proposed development would, therefore, not seriously injure the visual and residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The proposed 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 received by An Bord Pleanála on the 20<sup>th</sup> day of March, 2017, 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 omission of the lower roof light on the rear roof plane, and
  - (b) the specification of obscure glazing to bedroom denoted as Number 2 and the retention thereafter of such glazing.

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

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

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

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

4. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will 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 residential property in the vicinity.

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

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

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

**Dated this            day of            2017.**