



An
Bord
Pleanála

Board Order
PL 06D.248378

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0080

Appeal by Kathy Prendergast care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 27th day of March, 2017 by Dún Laoghaire-Rathdown County Council in relation to an application for permission for alterations and extension to the existing house, including internal alterations, demolition of the existing front entrance porch and side bay window, provision of a single storey extension to the side and rear, alterations to two number existing dormer windows at first floor level to include new flat roofs and window surrounds instead of the existing pitched roofs, two number new roof lights to the existing roof side elevations and removal of the external plaster finish to the existing house and repointing of the stone walls. The application also includes for new front entrance gates with pedestrian access and side piers, all at 2 Vesey Mews, Monkstown, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for the said internal alterations, demolition of the existing front entrance porch and side bay window, provision of the western element of the single storey extension (containing the kitchen/living/dining area), alterations to two number existing dormer windows at first floor level to include new flat roofs and window surrounds instead of the existing pitched roofs, two number new roof lights to the existing roof side elevations and new front entrance gates with pedestrian access and side piers and to refuse

permission for the said extension to the side fronting the rear elevation of number 2 Vesey Place (containing bedrooms 1 and 2), and removal of the external plaster finish to the existing house and repointing of the stone walls).

Decision

GRANT permission for the said internal alterations, demolition of the existing front entrance porch and side bay window, provision of the western element of the single storey extension (containing the kitchen/living/dining area), alterations to two number existing dormer windows at first floor level to include new flat roofs and window surrounds instead of the existing pitched roofs, two number new roof lights to the existing roof side elevations and new front entrance gates with pedestrian access and side piers in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for the said extension to the side fronting the rear elevation of number 2 Vesey Place (containing bedrooms 1 and 2), and removal of the external plaster finish to the existing house and repointing of the stone walls based on the reasons and considerations marked (2) under.

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 (1)

Having regard to the pattern of development in the area and the design of the proposed development, it is considered that, subject to compliance with the conditions set out below, this element of the proposed development would not unduly impact upon the character and setting of number 2 Vesey Place which is a Protected Structure, would not seriously injure the visual and residential amenities of the area and would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This element of 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 proposed development shall be revised as follows:-
 - (a) The proposed extension to the 'side' fronting the rear elevation of number 2 Vesey Place shall be omitted.
 - (b) The external plaster finish to the walls of the existing house shall be retained and made good under the supervision of a suitably qualified Conservation Architect.

- (c) The side of the rear extension shall be stepped back to the corner of the plaster pilaster of the northern elevation so as not to disturb this feature

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

Reason: In the interest of clarity and visual amenity.

3. 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 and to ensure a proper standard of development.

4. 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 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.

