



An
Bord
Pleanála

Board Order PL06D.248512

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0091

Appeal by Elizabeth Burke care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 19th day of April, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission for retention to Rob Collins care of GF Irvine Architect of 11 Mather Road South, Mount Merrion, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Rear ground floor kitchen/family room/utility and stairwell addition with primarily pitched roof over; a part converted attic with substandard ceiling height over this into usable ancillary space; some velux rooflights to rear and side pitches and a rear attic window at 10 Seapoint Avenue, Blackrock, County Dublin.

Decision

GRANT retention 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 zoning of the site, to the planning history of the site and to the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, including the modifications required by condition number 2 of this order, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 within the time period specified in the conditions 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 be amended as follows:
 - (a) The door from the utility room to the side passageway on the eastern elevation of the extended dwelling shall be removed, and shall be replaced by a window of the same dimensions and cill height as the window serving the adjoining cloakroom along the same elevation.
 - (b) The glazing on the replacement window required by condition 2(a), and the glazing on the window serving the cloakroom on the eastern elevation at ground floor level shall both be manufactured opaque or frosted glass, which shall be permanently maintained.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. The agreed works shall be carried out within six months of the date of this order.

Reason: In the interest of protecting the residential amenities of adjoining property.

3. Water supply and drainage arrangements, including the attenuation and 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.

