



An
Bord
Pleanála

Board Order
PL 06S.248559

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17B/0070

Appeal by Ian Stritch care of Paul O'Connell and Associates of 3 Vesey Terrace, Main Street, Lucan, County Dublin against the decision made on the 27th day of April, 2017 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of single storey pitched roofed extension (including roof windows) to the rear and part side of the existing dwelling for domestic uses associated with the existing dwelling. The development consists of the retention of parts of the walls and floor of the existing conservatory. The development will include associated internal alterations and changes to elevations, all at 93 Castle Riada Avenue, Lucan, 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 location of the site on residentially zoned lands and to the compliance with the development standards for residential extensions set out 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 amenities 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, 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 external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The proposed development shall be amended as follows:
 - (a) The roof over the rear extension shall be a dual pitch 'A' frame design with the overall height of the ridge not exceeding 3.2 metres.
 - (b) The outer perimeter of the extension shall be defined by an eaves or parapet wall not exceeding 2.5 metres in height.

Revised plans, which incorporate these amendments, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of protecting the residential amenity of adjacent properties.

4. 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, 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

