



An
Bord
Pleanála

Board Order
PL 06D.248597

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0149

Appeal by Alan and Mairin Kelly of 45 Carysfort Downs, Blackrock, County Dublin against the decision made on the 16th day of May, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Yvonne Leonard care of Niamh Hogan Architects of 7 Whitecliff, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: A single storey extension to the rear and garage conversion at ground floor, a first floor extension above the converted garage, an attic conversion and all associated works at 49 Carysfort Downs, Blackrock, 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 provisions of the current development plan for the area, to the pattern of existing development in the area and the design and scale of the proposed extension, 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, and would comply with the provisions of the development plan. 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 be the same as those of the existing dwelling in respect of colour and texture. Revised drawings indicating a brick finish to the south/south-east side elevation of 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.

3. 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.

