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Bord  
Pleanála

**Board Order**  
**PL 06S.248603**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD17B/0088**

**Appeal** by Adam Mesbur and Noelette Hanrahan care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 4<sup>th</sup> day of May, 2017 by South Dublin County Council to grant subject to conditions a permission to Patrick and Louise Lennon care of Eamonn Daly Architects of 18 Elmpark Avenue, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** First floor extension over existing single storey room to front and side with extended hipped roof, new first floor extension over existing single storey extension to rear and side with flat roof, attic conversion to study with roof lights to front and rear and improvements to existing front bay window. All at 11 Butterfield Drive, Rathfarnham, 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 site location and configuration relative to the established pattern and character of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and 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 proposed development shall be amended as follows:
  - (a) The attic space shall be used as storage space only and shall not be used as habitable space.
  - (b) The window serving the bathroom to bedroom number 1 (north elevation) shall be permanently fitted with opaque glass and shall be a top leaf opening window only.

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

**Reason:** In the interest of residential amenity and to prevent overlooking of adjoining properties.

3. The external finishes of the proposed development shall be the same as those of the existing dwelling in colour and texture.

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

4. 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.

5. Site development and building works shall be carried out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

