



An
Bord
Pleanála

Board Order

PL 06D.248692

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0278

Appeal by John and Marie Rafferty of 15 North Avenue, Mount Merrion, Blackrock, County Dublin against the decision made on the 22nd day of May, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ursula and Kevin Lynch care of Dara O'Connell Architects of 5 The Cherries, Grange Wood, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: (a) The demolition of existing garage/outhouses to the side, the (partial) demolition of existing single storey extension to the rear and the removal of existing dormer (to the main roof) to the rear; (b) the construction of two-storey extension to the side, extending two-storey (approximately 1000 millimetres) to the front of the existing house, with single storey bay window extension to the front (at ground floor); (c) the construction of single storey extension to the rear (extending out from the existing single storey extension); (d) the alteration/widening of (selected) window opens at first floor, front and rear, the relocation of existing roof window and provision of additional roof window, to the main roof, to the front; (e) the provision of new/enlarged dormer (to the main roof) to the rear (to reorganise/extend existing converted attic space) and (f) the relocation and widening of existing vehicular entrance and ancillary site works, all to the existing (semi-detached) house at 17 North Avenue, Mount Merrion, 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 Dún Laoghaire Rathdown County Development Plan 2016-2022, to the pattern of development in the area and to the nature, form, scale and design 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. 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 similar to those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

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. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of public health and to ensure a proper standard of development.

4. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 to 1400 hours on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will 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 adjoining property in the vicinity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including measures to prevent and mitigate the spillage or deposit of debris, soil or other material on the adjoining public road network, and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. The footpath in front of the proposed new vehicular entrance shall be dished at the road junction in accordance with the requirements of the planning authority and at the applicant's own expense.

Reason: In the interest of pedestrian safety.

