



An
Bord
Pleanála

Board Order
PL 06D.248795

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council.

Planning Register Reference Number: D17B/0177

Appeal by Giuseppina and Sivakumar Sethuraman care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 2nd day of June, 2017 by Dún Laoghaire-Rathdown County Council to refuse a permission for the proposed development.

Proposed Development: Ground floor extension to front, first floor extension to side, two-storey extension to rear, and extension of attic study/store with side dormer roof relocated, flat roof to rear extension, and extension to flat roofed dormer window on the rear, additional velux rooflights to front, side and rear, and conversion of garage to habitable room at 16 Glenabbey Road, 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 established dwelling on the site, to the form, design, and character of previously permitted alterations to the dwelling and the compatible design and limited scale of the proposed development, and to the pattern of development change that has evolved with residential properties in the immediate vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the visual amenity of the streetscape or the residential amenities of adjoining properties by way of an overbearing impact, and would, therefore, be in accordance with the provisions of the current Dún Laoghaire-Rathdown County 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 harmonise in colour and texture with the existing finishes on the house.

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 and to ensure a proper standard of development.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017