



An
Bord
Pleanála

Board Order

PL 06D.248822

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0357

Appeal by James and Deirdre Murray of 17 Silchester Park, Glenageary, County Dublin against the decision made on the 12th day of June, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Andrew Gargan and Amy Shortall of 18 Silchester Park, Glenageary, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Demolition of garage shed and sunroom to side and rear, (2) fenestration amendments to front, side and rear elevations, (3) construction of new dormer roof to rear elevation allowing for study/bedroom at attic level, (4) 46 square metres extension to side and rear at ground level, (5) 30 square metres extension to side and rear at first floor, (6) six square metres extension to front at ground and first floor levels (rectangular bay), (7) widening of vehicular entrance to 3.5 metres wide at 18 Silchester Park and (8) all associated site works at 18 Silchester Park, Glenageary, 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 nature, extent and design of the development proposed, to the general character and pattern of development in the area and to the provisions of the Dún Laoghaire-Rathdown 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 amenities of property in the vicinity and would not be out of character with 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 materials and colour of the finishes to be used on the external walls shall be subject of agreement with the planning authority. Samples shall be submitted or erected on site prior to commencement of development.

Reason: In the interest of visual amenity.

3. The first floor en-suite window to the proposed side extension shall be fitted with manufactured opaque or frosted glass, which shall be permanently maintained.

Reason: In the interest of protecting the residential amenities of adjoining property.

4. Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority, a revised rear elevation which clearly shows the set back of the first floor extension.

Reason: In the interest of clarity, and as the submitted rear elevation is unclear.

5. 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 and the environment.

