



An  
Bord  
Pleanála

**Board Order**

**PL 06D.248856**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17A/0362**

**Appeal** by Marie and Owen McKeown care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin and by Arthur and Elizabeth Naylor care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 12<sup>th</sup> day of June, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Maria McAdam care of Courtney McDonnell Studio, 47 Leeson Street Lower, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of a new 85 square metres two storey flat roof extension to the rear (North-East) of existing two storey four bedroom dwelling, including the demolition of an existing two storey return and single storey conservatory to the rear (North-East), internal modifications to existing dwelling to include rooflights, and new vehicular access and driveway in front garden together with associated works, all at number 3 Hastings Terrace, Sandycove, 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, the nature and scale of the proposed development and the pattern of existing development in the vicinity, together with the submissions made in connection with the planning application and the appeal, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of design and scale and would not seriously injure the residential amenities of existing adjacent properties or the 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 proposed 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. (a) The fenestration and external finishes shall be amended in accordance with the plans and particulars submitted to An Bord Pleanála on the 9th day of August, 2017.
- (b) No access shall be provided at first floor level to either the external recessed area in front of the proposed living room or the flat roof section.

**Reason:** In the interests of residential amenity.

3. The house shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

**Reason:** To prevent unauthorised development.

4. All works to the external boundary wall shall be carried out to harmonise with the existing boundary treatment.

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

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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

6. Water supply and drainage arrangements, including 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.

