



An
Bord
Pleanála

Board Order
PL 06D.248947

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0421

Appeal by Elaine Cruise care of John Taylor of 39 North Avenue, Mount Merrion, County Dublin against the decision made on the 3rd day of July, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ann Higgins care of John Feely Architects Studio of 171 Botanic Road, Glasnevin, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Extension and renovation of existing three-storey house consisting of partial demolition (single storey to rear, side/front sheds, kitchen extension, chimneys and garage) and construction of new two-storey extension to the front/side (south) and rear (north), including single storey carport. Renovation works on existing house includes replacement with original style art deco windows, re-roofing of existing roof terrace, restore roof railings, remodelling of existing interior walls, floors and facades, landscaping to front and rear gardens, new widened and set-back front entrance gates, new piers and access driveway, all associated site works, foul drainage connections and sustainable surface water treatment on site using sedum green roof technology and soakaway details. All at "Cavrean", Avoca Avenue, Blackrock, 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 current development plan for the area, to the pattern of existing development in the area and to the design and scale 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 or of property in the vicinity, and would comply with the provisions of the 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 proposed extension at first floor level shall be modified so as to remove the projecting bathroom element and providing a consistent set back from the eastern site boundary along this elevation. Revised drawings showing compliance with this requirement, including any necessary internal re-configuration, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The proposed extended area of the roof terrace to the existing roof terrace on the eastern boundary and the proposed east side extension to the existing house shall not be used as a roof terrace or for any other amenities purposes and shall be accessed for maintenance purposes only.

Reason: To prevent overlooking of adjoining residential property.

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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

