

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.

PL 06D.248947 Board Order Page 2 of 5

Conditions

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 reconfiguration, 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.

6. 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

PL 06D.248947 Board Order Page 5 of 5