



An
Bord
Pleanála

Board Order

PL 06D.248976

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0247

Appeal by Mairead Mahon care of Brazil Associates Architects of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 12th day of July, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing single storey dwelling house and construction of a new replacement dormer house comprising two floors, plant room and garden store, new replacement front boundary wall with new vehicular entrance, upgrading all perimeter boundary walls, all associated site works and services including landscaping to front and rear gardens at number 4 Roebuck Avenue, Mount Merrion, 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 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, as amended by the further plans and particulars received by the planning authority on the 16th day of June 2017, 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 roof tile shall be subject of written agreement with the planning authority. Samples shall be submitted prior to commencement of this phase of the development.

Reason: In the interest of visual amenity and to ensure that the development is in keeping with the character of the area.

3. Details of the front boundary and vehicular entrance shall be in accordance with the requirements of the planning authority.

Reason: In the interest traffic safety and to ensure an appropriate standard of development.

4. 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 and traffic management measures.

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

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.

