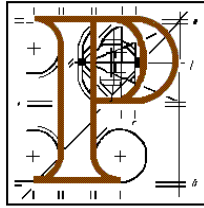


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D17B/0381

An Bord Pleanála Reference Number: ABP-300055-17

APPEAL by Fergal and Dervilla Lynch and Seamus and Sinead Gorman care of 12 Ballintyre Walk, Ballinteer, Dublin against the decision made on the 3rd day of October, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Anna-Marie and Colm Costello care of EDPM Limited of 23 Shandon Road, Phibsborough, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Removal of the roof from the existing single storey structure on the north gable, extension of this existing structure to meet the rear elevation of the main house and add one storey to the extended structure. The new roof of the proposed first floor shall closely resemble the profile of the existing roof of the single storey structure on the north gable, all at 13 Ballintyre Walk, Ballinteer, 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 compatible design and limited scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not adversely impact on the visual amenity of the streetscape or the residential amenities of adjoining properties by way of overlooking, overshadowing or overbearing impact, and would otherwise be in accordance with the provisions of the current Dún Laoghaire-Rathdown County 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 external finishes of the proposed extension shall harmonise in colour and texture with the existing finishes on the house.

Reason: In the interest of visual amenity.

3. 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 and to ensure a proper standard of development.

4. The windows on the northern gable elevation at first and second floor level shall be glazed in frosted glass and shall be permanently maintained in such glazing.

Reason: In the interest of residential amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.