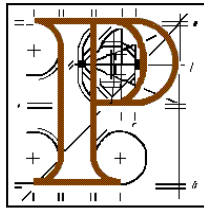


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D17A/0796

An Bord Pleanála Reference Number: ABP-300235-17

APPEAL by Kate and Dan McCarthy care of Lawrence and Long of 23 Mespil Road, Dublin against the decision made on the 24th day of October, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Kenza Limited care of Bright Design Architects of 4 Seafield Park, Booterstown, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Works, comprising single storey extension with pitched roof to the side of the permitted dwelling (Site 1 - planning register reference number D10A/0389). Alterations to the permitted elevations including new entrance canopy, new opaque window to front elevation at first floor, new window to side elevation at ground level entrance, enlarged first floor window to the front elevation and new opaque window to side elevation at first floor. All associated internal alterations, site works, drainage and landscaping works, all at Avalon, (Site 1 - rear of Cordarragh), Brighton Road, Foxrock, 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 and its zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, 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. 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, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The proposed single storey extension shall be set back from the northern boundary by not less than 0.7 metres.

Reason: In the interest of residential amenity.

4. The windows located at first floor level on the northern and southern gable of the dwelling shall be fitted permanently with obscured glazing.

Reason: In the interest of 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.

6. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 to 1400 hours on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of adjoining property in the vicinity.

7. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

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

Dated this day of 2018.