

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

South Dublin County

Planning Register Reference Number: S173B/0358

An Bord Pleanála Reference Number: ABP-300701-18

APPEAL by Geoff Randall of 10 Woodstown Meadow, Knocklyon, Dublin against the decision made on the 14th day of December, 2017 by South Dublin County Council to grant subject to conditions a permission to Liam Callan of 20 Woodstown Close, Knocklyon, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Extension of the existing ridge tiles and side gable up to new eaves level to form a new dutch hip type roof structure, with a new window in gable, new dormer and velux window to rear tiled roof, new velux rooflight to front tiled roof and conversion of existing attic to storage area, extending existing bay window and porch to front with new tiled hip roof over and associated works, all at 20 Woodstown Close, Knocklyon, 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, and having regard to the pattern of existing development in the area and the design and scale of the proposed alterations and 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.

Reason: In the interest of clarity.

2. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of clarity.

3. The proposed side window at attic level, serving the stairs/landing, shall be provided with frosted/obscure glazing, which shall be permanently retained.

Reason: In the interest of protecting the residential amenities of adjoining dwellings.

4. The attic area hereby permitted shall be used solely for storage purposes.

Reason: In the interests of clarity and residential amenity.

5. 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, noise management measures and off-site disposal of construction/demolition waste.

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

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

Dated this day of 2018.