

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0520

An Bord Pleanála Reference Number: ABP-300858-18

Appeal by John and Hazel McCarthy of 41 Ballintyre Downs, Ballinteer, Dublin against the decision made on the 18th day of January, 2018 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Brian and Leah Hogan care of SBLM Architects Ireland Limited of The Nest, 19-20 York Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a first floor plus attic level extension over the existing single storey element to the side of the existing two story plus attic level dwelling house, new velux roof windows to front and rear of existing dwelling, new dormer type roof windows to front and rear roof elevations, external and internal alterations to the existing dwelling house along with associated site works and landscaping at number 2 Ballintyre Walk, Ballinteer Avenue, 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 Dún Laoghaire-Rathdown Development Plan 2016-2022, the pattern of development in the 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 window serving the hall at first floor level shall be glazed with obscure glazing.

Reason: To prevent overlooking of the residential property to the south of the site.

3. 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 visual amenity.

4. 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.

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

Dated this day of 2018