



Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0030

Appeal by Lucy Martin of 33 Balally Drive, Dundrum, Dublin and by David Pentony of 35 Balally Drive, Dundrum, Dublin against the decision made on the 6th day of March, 2018 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Jerome Hogan care of Studio D Architects of Distillery Court, 537 North Circular Road, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Changes to approved house design under Planning Register Reference Number D15A/0424, from new two-storey, detached, flat roof, two-bedroom house to new two-storey, detached, flat roof, three-bedroom house. Off-street parking to be increased from one number to two number spaces. The proposed vehicular entrance and associated site development works remain unchanged. All to side of existing two-storey semi-detached house at 2 Balally Road, Dundrum, 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, the planning history of the site and to the nature, and scale 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 or of property in the vicinity, or give rise to a traffic hazard. 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 glazing of the ground floor WC, first floor bathroom, en-suite, landing and the sides of the bay window to bedroom one as indicated shall be manufactured opaque or frosted glass.

Reason: In the interests of orderly development and the visual amenities of the area.

3. Apart from departures granted under this permission for a change of house type the development shall be carried out in accordance with all relevant conditions attached to Planning Register Reference Number D15A/0424.

Reason: In the interest of clarity.

4. This permission for a change of house type to the development which was granted permission under Planning Register Reference Number D15A/0424 shall expire on the same date as that permission granted under (D15A/0424).

Reason: In the interest of clarity.

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

Dated this day of 2018.