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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17A/1070**

**Appeal** by Martin and Caroline Dunne and others of 49 Kilgobbin Heights, Stepside, Dublin against the decision made on the 13<sup>th</sup> day of March, 2018 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Kate and Alex Fortune care of Marc Kilkenny-Architects of Fumbally Exchange, 5 Dame Lane, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of existing single storey garage to side/rear of a single storey three-bedroom dwelling and the construction of (1) a single storey extension containing bedroom, en-suite bathroom and walk-in wardrobe, (2) new glass link connecting the extension to existing and relocated entrance, (3) new rooflights to existing dwelling, (4) reconfiguration of driveway including ramped access and steps, (5) replacement/altered windows to all elevations of existing dwelling, (6) new insulated render to existing walls, (7) landscaping works as described on drawings, (8) general internal modifications to provide for a four-bedroom dwelling at 50 Kilgobbin Heights, Stepside, 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 nature, extent and design of the proposed development, to the general character and pattern of development in the area and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 it is considered that, subject to compliance with the conditions set out below the proposed development would not seriously injure the amenities of the existing house or of properties in the vicinity, would not constitute a traffic hazard. The 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 as amended by the further plans and particulars submitted on the 22<sup>nd</sup> day of February, 2018, 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. Samples of the proposed external finishes and materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension and in the interest of residential amenity.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 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 property in the vicinity.

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

**Dated this            day of            2018.**