



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18B/0206

Appeal by Gerard Kelly and others care of 16 Trees Avenue, Mount Merrion, Blackrock, County Dublin and by Joe and Cliona Farrell of 12 Trees Avenue, Mount Merrion, Blackrock, County Dublin against the decision made on the 26th day of June, 2018 by Dún Laoghaire-Rathdown County Council to grant subject to conditions permission to Tim and Elaine Leary care of RED dot Architecture of 26 Thornhill Road, Mount Merrion, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The construction of a new dormer window to the rear of the already converted attic as previously granted under planning register reference number D05B/0076, together with a new rooflight to the front for fire escape at 83 South Avenue, Mount Merrion, 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, to 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 external finishes of the dormer shall be similar to those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The proposed dormer extension shall serve the attic room only and shall be reduced in size to a maximum width of 2.9 metres.

Reason: In the interest of the visual and residential amenity of the area.

4. The proposed dormer extension window shall be reduced in size to a maximum width of 1.5 metres wide and shall have a sill height no less than 1.1 metres from the attic floor level.

Reason: In the interest of the residential amenity of the area.

5. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Mondays 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.

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

Dated this day of 2018.