



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18B/0184

Appeal by Stuart Liptrot care of Deborah Keenan Architect of 5 Saint John's Road, Pimlico, Dublin against the decision made on the 25th day of June, 2018 by South Dublin County Council in relation to the application by the said Stuart Liptrot for permission for development comprising (1) change of existing hip roof profile to half/mini-hip roof with conversion of existing attic space to non-habitable room with two Velux roof-lights to rear. (2) Alterations to existing single storey rear extension, including increase of floor area to circa 30 square metres and change of roof profile from pitched roof to flat roof and internal modifications. (3) Alterations to existing porch including increase of floor area to circa 2.5 square metres and all associated site works at 33 Hazelwood Crescent, Clondalkin, Dublin. In accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the alterations to existing single storey rear extension, including increase of floor area to circa 30 square metres, alterations to existing porch including increase of floor area to circa 2.5 square metres and all associated site works and to refuse permission for the change of existing hip roof profile to half/mini hip roof with conversion of existing attic space to non-habitable room with two 'Velux' roof lights to rear).

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 design of the proposed extensions and the attic conversion and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be detrimental to the residential and visual amenities of the area, and 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 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 proposed extensions (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. 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.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be

provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.