



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0355

Appeal by John Bolton of 15 Thomond, Corbawn Lane, Shankill, County Dublin against the decision made on the 12th day of December, 2018 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Peter and Philomena Pearson care of Howley Hayes Architects of 19 Rock Hill, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Refurbishment and extension to a three-storey detached dwellinghouse, which is a protected structure, including: (a) the removal and closing up of an existing external access door to the west facade, (b) minor internal alterations including; the relocation of existing kitchen from first floor to ground floor together with alterations to access doors and partition walls, the removal of ground floor staircase and the installation of a new staircase, alterations and refurbishments to existing w.c. at first floor level, two bedrooms and one en-suite w.c. at second floor level, (c) the demolition and removal of lean-to entrance to the east facade to facilitate the construction of a new 33 square metres single storey partially glazed extension to the south facade, (d) the replacement of existing ground floor sitting room window with

new door, (e) amendments to exiting entrances as follows: the replacement of existing vehicular and pedestrian entrances to north boundary, new automated vehicular entrance to the west boundary (adapted from previously granted planning permission, planning register reference number D17A/0280) and the removal of one pedestrian entrance to south boundary, (f) the removal of existing boundary hedge to the north, west and south boundaries to facilitate the construction of a new two metres high boundary wall with piers and (g) associated site works to facilitate the above works. All at Thomond, Holly Park, Shankill, Dublin (a Protected Structure).

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, nature and extent of the proposed development in the context of the policy objectives 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 visual amenities of the area or the residential amenities of properties in the vicinity, including the existing Protected Structure and would 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 31st day of August, 2018 and on the 20th day of November, 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. A conservation expert shall manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard,
 - (a) all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric,
 - (b) all repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement, and
 - (c) all existing original features, including interior and exterior fittings/features, shall be protected during the course of the works.

Reason: To ensure that the integrity of the protected structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

3. The entire premises shall be used as a single dwelling unit only.

Reason: To prevent unauthorised development.

4. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority.

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

5. Water supply and drainage arrangements, including 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 and to ensure a proper standard of development.

6. The proposed vehicular entrances, driveway and parking areas shall comply with the requirements of the planning authority.

Reason: In the interest of orderly development.

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

Dated this day of 2019.