



An
Bord
Pleanála

Board Order
ABP-303917-19

Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18B/0571

Appeal by Noel Willis care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin against the decision made on the 15th day of February, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Noel Willis for the proposed development.

Proposed Development: Single storey extension to existing dwelling to side and rear and associated site works at Quarryfield House, Bishops Lane, Kiltarnan, 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

The site is zoned objective G 'to protect and/or improve high amenity areas' in the Dún Laoghaire-Rathdown County Development Plan 2016-2022. Having regard to the modest scale of the proposed extension, the natural screening available within the site and in the wider area, and subject to compliance with conditions set out below, it is considered that the proposed development would not materially contravene the zoning objective for the site, as set out in the Development Plan, would not seriously injure the visual amenity 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 the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 13th day of March, 2019, 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 extension (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. 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 in the interest of residential amenity.

4. (a) The proposed extension and the existing house on site shall drain to a single domestic waste water treatment system which shall be in accordance with the standards set out in the document entitled "Wastewater Treatment Manual – Treatment Systems for Single Houses" – Environmental Protection Agency (2009).
- (b) Within three months of the first occupation of the proposed extension the subject of this order, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the domestic waste water treatment system is constructed in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

5. The water supply to serve the proposed extension shall have sufficient yield to serve the proposed development and the water quality shall be suitable for human consumption. Details showing compliance with these requirements, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate water is provided to serve the proposed development, in the interest of public health.

Paul Hyde

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

Dated this day of 2019.