



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19B/0120

Appeal by Henry Lawlor of 10 Beech Walk, Brookwood, Dublin against the decision made on the 20th day of May, 2019 by South Dublin County Council to grant subject to conditions a permission to Martin and Joanne Kilcoyne care of Stevenson Maguire Design Limited of 11 Dorden Park, Booterstown, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: First floor extension to rear of two-storey, semi-detached dwelling comprising the extension of two bedrooms with hipped, pitched roof at 7 Cypress Avenue, Brookwood, Rathfarnham, 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 residential zoning of the site, the scale, layout and design of the proposed extension and the established pattern of development in the area, 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 or of property in the vicinity. 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 proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The proposed development shall be amended as follows:
 - (a) The extension to the room labelled as 'bedroom 3' on drawing number 1901-02 shall be omitted from the permitted development.
 - (b) The rear extension shall consist only of the extension of the room labelled as 'bedroom 2' on drawing number 1901-02, and the room's present width shall be maintained for the length of the extension.
 - (c) The proposed extension shall be set back at least two metres from the existing northern building line.
 - (d) The proposed hipped roof to the first-floor extension shall be redesigned as appropriate to cover the proposed extension to 'Bedroom 2' only.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of protecting the residential amenity of adjacent properties.

4. 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.

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.

Paul Hyde

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

Dated this day of 2019.