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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D20B/0018**

**Appeal** by Yvonne Kealy Cowman and E.M. Cowman of 83 Taney Crescent, Dundrum, Dublin against the decision made on the 16<sup>th</sup> day of June, 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Lawrence Hickey and Marian McGee care of Tom Good of 387 Navan Road, Ashtown, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** A. Permission for a bay window and porch to front of house. B. Retention permission for Garden Room/Shed in rear garden. C. Retention permission for pitched roof extension to rear of dwelling at 81 Taney Crescent, Goatstown, 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 Development Plan 2016-2022, the existing pattern of development in the area, and the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to any significant overlooking and would, therefore, not seriously injure the 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 proposed development and the development proposed to be retained shall be retained, 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 8<sup>th</sup> day of April 2020 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Within six months of the date of this order, the developer shall block up the window in the front elevation of the shed onto the laneway in accordance with the plans submitted to the planning authority.

**Reason:** In the interest of clarity.

3. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority the following:
  - (a) Revised drawings suitably scaled, showing the omission of the side window in the north elevation of the proposed bay extension.
  - (b) Revised roof plan of the proposed extension to the front that is consistent with the proposed roof elevation in the front elevation drawing submitted to the planning authority on the 4<sup>th</sup> day of February 2020.

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

4. The garden room/shed shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be used for human habitation or the carrying on of any trade or business.

**Reason:** To prevent unauthorised development.

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.

6. 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.

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**Terry Ó Niadh**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**

**Dated this            day of            2020**