



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20B/0087

APPEAL by Glenda and Jarlath Mahon care of Matthew Fagan Architects of 229 Clonliffe Road, Drumcondra, Dublin against the decision made on the 1st day of July, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission to Glenda and Jarlath Mahon.

Proposed Development The development will consist of the construction of a dormer window in the main roof to the rear of the property, alterations to the main roof and the construction of a new attic-level window to the side of the house, all at 2 Eden Park Road, Kilmacud, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations 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 established dwelling on the site, the compatible design and limited scale of the proposed development, and to the pattern of development change that has evolved with residential properties in the immediate vicinity of the site, it is considered that the proposed development would not adversely impact on the visual amenity of the streetscape or the residential amenities of adjoining properties or character of the area, and would, therefore, be in accordance with the provisions of the current Dún Laoghaire-Rathdown County Development Plan. 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, and by further plans and particulars received by An Bord Pleanála on the 24th July 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 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. Details and drawings of the proposed modifications to the roof by way of a hip roof and relocation of rooflight shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The external finishes of the proposed extension shall harmonise in colour and texture with the existing finishes on the house.

Reason: In the interest of visual amenity.

4. 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.

Terry Ó Niadh

Member of An Bord Pleanála

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

Dated this day of 2020.