



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20B/0163

Appeal by Michael Frey and Miriam Alonso Alvarez care of The House Architects of 79 Merrion Square South, Dublin against the decision made on the 29th day of July, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Alteration/extension of the existing two-storey detached house, comprising the conversion of the attic to habitable accommodation with dormer windows on the front, rear and side elevations and associated modifications to the internal layout, existing fenestration and site development at 69 Roebuck Downs, 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 County Development Plan 2016-2022, to the existing pattern of development in the area and the nature and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the visual amenities of the area, 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 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 to An Bord Pleanála on the 25th day of August 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. (a) The east facing dormer of the proposed extension shall be fitted with opaque glazing.
- (b) The east and west facing dormer windows of the proposed extension shall be reduced in width by 700 millimetres.
- (c) The front elevation of the proposed extension shall be fitted with roof lights as indicated in the drawings submitted to An Bord Pleanála on the 25th day of August 2020.

Revised drawings showing compliance with these requirements shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In the interest of residential amenity.

3. 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.

4. 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.

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

Dated this day of 2020