



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0298

Appeal by Denise Waters of Avoca Lodge, 32 Convent Road, Dalkey, County Dublin against the decision made on the 24th day of August, 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Sean Flanagan care of Lorraine Fegan Architect of 20 Pine Valley, Rostrevor, County Down in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to and single storey flat roof extension to the west elevation of the existing dwelling, the replacement of the existing doors and windows, the provision of additional window openings to the west elevation, the removal of an existing chimney to the east of the dwelling, the attic conversion including velux type roof windows to south and north roof, the widening of existing access for vehicles and a new pedestrian access to the adjacent road, all at 30 Convent Road, Dalkey, 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

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 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 on the 28th day of 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.
 - (a) This permission does not relate to any new vehicular entrance onto Convent Road.
 - (b) The existing circa 0.95 metre high boundary wall onto Convent Road, shall be retained at its existing height, as illustrated. This permission does not include a new boundary wall onto Convent Road as indicated on the street elevation annotation, as a '1800 millimetres High Wall' (excluding the proposed new pedestrian gate pillars shown on the Proposed Site Section plan drawing number 2020-P-06 submitted to the planning authority on the 28th day of July, 2020 of 1800 millimetres height, that is otherwise permitted).

Reason: In the interest of clarity.

3. 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.

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.

5. Site development and building works shall be carried out only between the hours of 0700 to 1930 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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

Dated this day of 2020.