



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0497

Appeal by Eva Stack of 4 Sandyford Hall Drive, Sandyford Hall, Dublin against the decision made on the 4th day of September, 2020 by Dún Laoghaire-Rathdown County Council in relation to the application by Eva Stack for permission for development comprising the conversion of existing attic space to non-habitable attic room/storage and replacement of existing hipped roof with gable roof, one number dormer and one number velux roof light to front and one number dormer window to rear of existing dwelling and all associated site works at 4 Sandyford Hall Drive, Sandyford, Dublin in accordance with the plans and particulars lodged with the said Dún Laoghaire-Rathdown County Council (which decision was to grant subject to conditions a permission for the conversion of existing attic space to non-habitable attic room/storage and replacement of existing hipped roof with gable roof, one number velux roof light to front and one number dormer window to rear of existing dwelling and all associated site works and to refuse permission for one number dormer window to the front).

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 and the zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, the Board decided to grant permission for the proposed development except for the dormer window to the front roof profile, which shall be omitted from this development by way of condition.

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 proposed development shall be amended as follows:
 - (a) The dormer proposed for the front/south-east roof profile shall be omitted and the roof retained as is, in this location.
 - (b) A single rooflight to be provided in the front/south-east roof profile, as set out in Drawing Number 20-R-PA-0003 submitted to the planning authority on the 20th day of July, 2020.

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 visual amenity.

3. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

Paul Hyde

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

Dated this day of 2021.