



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20B/0174

Appeal by Bernadette and Michael Murphy of 130 Meadow Grove, Dundrum, Dublin against the decision made on the day of , 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Fiona and Ronan Phelan of 128 Meadow Grove, Dundrum, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission is sought for (a) the demolition of existing flat roofs to the entrance lobby, playroom, kitchen and dining room, the demolition of single storey outhouses to the rear of the playroom, (b) the construction of single storey extension to the side and rear of the house, (c) internal and elevation alterations, including new hipped roof to front, side and rear of the house to existing ground floor rooms and proposed extension and all associated site works at 128 Meadow Grove, Dundrum, Dublin.

Decision

GRANT permission on 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, the design, scale and nature of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of adjoining property, would not seriously injure the visual amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the matter of overhanging the neighbouring property could be dealt with by a condition stipulating the removal of the proposed minor encroachment.

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 21st 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. Proposed works to the boundary wall with 130 Meadow Grove are not permitted. An alternative wall gutter detail shall be designed to omit works to the boundary wall (other than repair and maintenance works) and shall ensure that no part of the proposed development overhangs the neighbouring property.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity.

3. 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.

4. Water supply and drainage arrangements, including the attenuation and 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.

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

Dated this day of 2021