

An
Bord
Pleanála

Board Order
ABP-308566-20

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

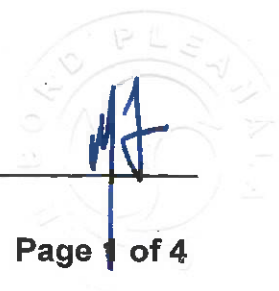
Planning Register Reference Number: D20A/0360

Appeal by Anna Power care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 5th day of October, 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to James Healy and Catherine Sweetman-Healy care of Edward Fitzgerald Selby of 32 Butterfield Grove, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a six square metres extension to side, new dormer to east aspect of roof and widened vehicular entrance to 3.5 metres at 24 Leinster Lawn, Clonskeagh, 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 policies and provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the location of the site within an area zoned 'Objective A' which seeks to protect and/or improve residential amenities, and to the nature, scale and form of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, or of neighbouring property, 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 public notices adequately described the nature and extent of the proposed development and were satisfied that there was no evidence presented on the file to indicate that unauthorised development had taken place.

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 11th day of September 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. The windows at first floor level on the east elevation shall be permanently glazed with opaque or frosted glass. 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 residential amenity.

3. No part of the proposed development shall overhang the boundary walls. Detailed 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.

4. The width of the vehicular entrance shall be a maximum of 3.5 metres. The footpath shall be dished and strengthened at the developers own expense and shall be agreed with the Road Maintenance and Control Section of the planning authority.

Reason: In the interest of traffic and pedestrian safety.

5. The external finishes of the proposed extension shall harmonise in material, colour and texture with the existing dwelling on the site.

Reason: In the interest of visual amenity.

6. 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 29th day of July 2021.