

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0492

Appeal by Irene Timoney care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 30th day of November, 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Robert Henshaw care of EM Hogan Architects of 4 Hanlon's Lane, Malahide, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is being sought for works to facilitate an attic conversion to a detached two storey house, the works to include the provision of a dormer with window to the rear elevation and a dormer structure to the side to facilitate a stairwell, and the provision of roof lights to side at 11 Hawthorn Grove, Bird Avenue, 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 pattern of development in the area and the design and scale of the proposed development and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings. 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, 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.

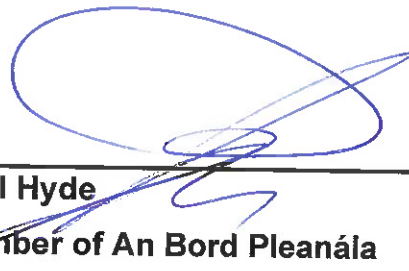
Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development 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 to 1900 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.

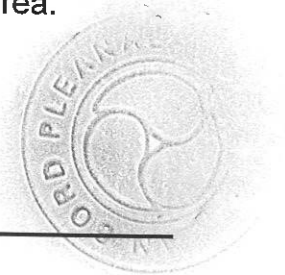
Reason: In order to safeguard the residential amenities of the area.



Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 7th day of April 2021.