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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D20A/0760**

**Appeal** by RJ O'Brien care of Coady Architects of Mount Pleasant Business Centre, Ranelagh, Dublin against the decision made on the 10<sup>th</sup> day of December, 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to David Blennerhassett and Kate Sheehan care of the-Architects of 111 Patrick Street, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Development consisting of (i) removal of existing south-facing and east-facing dormer windows at attic floor level; (ii) construction of a single storey element (five square metres) to the rear of the existing dwelling, at ground floor level, to adjoin existing extension with the roof of this extension to be replaced with a zinc roof with two number inset rooflights; (iii) construction of two-storey extension to the side of the dwelling comprising 10 square metres at ground floor level, 20.5 square metres at first floor level and 2.8 square metres at attic level; (iv) construction of 3.6 metres width south-facing dormer window, at attic level, with zinc roof; (v) removal and replacement of two number windows on rear (east-facing) elevation at ground floor level and alteration of one number west-facing window serving single storey element; (vi) provision of one number rooflight to front (west-

facing) elevation, one number rooflight to side (south-facing) elevation, one number window to the existing rear (east-facing) elevation at first floor level and two number solar panels on side (south-facing) elevation; (vii) bringing forward of front door to internalize existing porch (0.8 square metres) and, (viii) all ancillary works necessary to facilitate the development, all at Number 6 Dundela Avenue, Glenageary, 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 County Development Plan 2016-2022 and the design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would integrate with the existing dwelling in a complimentary manner, would not seriously injure the visual amenities of the area or character of the streetscape. 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 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 external finishes of the proposed extension (including roof tiles/slates and excluding the proposed zinc dormer window which is considered to be an acceptable finish) shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. 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. Details of the surface water drainage system in compliance with Sustainable Urban Drainage measures (SUDS) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of public health to ensure a proper standard of development.

4. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on the adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

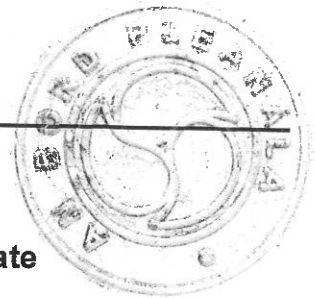
5. Site development and building works shall be carried only out between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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



**Michelle Fagan**

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



Dated this 14<sup>th</sup> day of June 2021