

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20B/0322

Appeal by Maretimo Maintenance Limited care of Tony O'Brien of Block B, Maretimo House, Newtown Avenue, Blackrock, County Dublin against the decision made on the 8th day of December, 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Barry and Sarah Cahill care of Gráinne Weber Architects of The Courtyard, 40 Mainstreet, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development will consist of: the demolition of the existing single storey extension to the rear, chimney and chimney breast to the west. Partial demolition of internal walls to allow for the reconfiguration as proposed, including a single storey extension to the front façade to form a new porch and covered canopy. Additional floor area at ground floor is 40 square metres. Reconfiguration of the plan at first floor level includes additional floor space of 45 square metres including an extension over the existing garage to the west and extension and balcony to the rear (north). Conversion of the attic into a habitable room with a new dormer window to the rear and extended roof space to the west, proposes 42 square metres of

additional floor area. An ancillary study/playroom at basement level in the garden proposes additional floor area at basement level of 30 square metres with associated terracing. Elevational treatment to all elevations proposes external insulation with an off-white render with all existing windows and doors removed and upgraded. The development will include all associated site works and will include the widening of the existing gateway, all at 1 Maretime Gardens East, Blackrock, 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 zoning of the site for residential purposes, to the pattern of development in the area and to the nature, form, scale, and design 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 amenities of the area. 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. The proposed development shall be modified as follows:
 - (a) The first-floor extension shall be set back from the western boundary by at least one metre.

- (b) The shed at the rear boundary shall be omitted.
- (c) The vehicular access shall be no wider than 3.6 metres and the footpath shall be dished in accordance with the requirements of the planning authority and shall be at the developer's expense.

Revised drawings showing compliance with these requirements, together with details of screening along the western boundary and terraces, 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. Details including samples of the materials, colours and textures of all the external finishes to the proposed building, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of traffic safety and to protect the amenities of the area.

6. 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: To protect the amenities of the area.

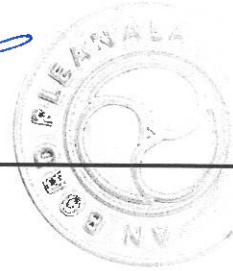
7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Paul Hyde

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



Dated this 29th day of April 2021.