# An Bord Pleanála

**Board Order**

**ABP-309517-21**

**Planning and Development Acts 2000 to 2020**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD20B/0453**

**Appeal** by Eamonn and Margaret Dignam of 87 Wainsfort Manor Drive, Terenure, Dublin against the decision made on the 29th day of January, 2021 by South Dublin County Council to grant subject to conditions a permission to Joe and Louise Egan care of Niall Jones And Associates of Somerton, 15 Butterfield Crescent, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of a new attic extension by extending the existing roof ridge line and raising the side/gable wall to form a 'Dutch' hip to the existing pitched roof, complete with new dormer window to rear elevation, new attic conversion to include 'Velux' roof windows to front and rear elevations and to increase the height of the stairwell/landing window (finished in frosted glass) within the side elevation, together with associated site works, at 89 Wainsfort Manor Drive, Terenure, 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 South Dublin County Council Development Plan, 2016-2022 according to which the site is located within an area subject to the zoning objective, RES: to protect and or improve the residential amenity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining property or the visual amenities of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area
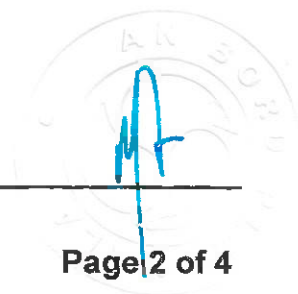
## Conditions

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. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001 as amended, shall not be carried out within the curtilage of the dwelling without a prior grant of planning permission.

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

3. 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.

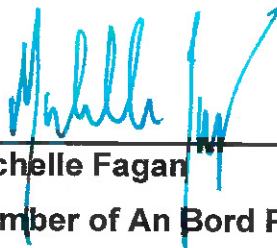   **Reason:** In the interest of visual amenity.
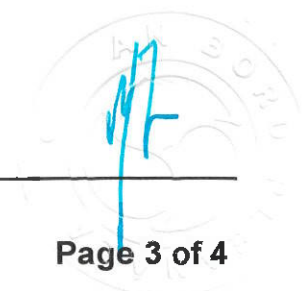
4.  Site development and building works shall be carried only out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

5.  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.
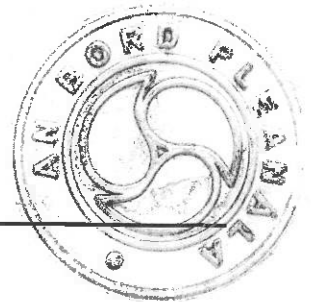
    **Reason:** In the interest of public health.

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

**Dated this** 17th **day of** May **2021.**