



An
Bord
Pleanála

Board Order
ABP-309644-21

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council.

Planning Register Reference Number: SD20B/0490

Appeal by Tania Brennan, Stephen and Grania Ladd care of 4 Esker Wood View, Lucan, County Dublin against the decision made on the 15th day of February, 2021 by South Dublin County Council to grant subject to conditions a permission to Elaine Griffin and Benas Kriukas care of David Coffey and Associates of 42 Brookhaven Park, Blanchardstown, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: (1) Double storey extension to gable end of house with single storey element to front of house. (2) Removal of existing chimney and jerkinhead roof and construction of an apex roof, to include the conversion of existing loft area incorporating new loft area, with velux windows to rear roof profile and also all associated site works. All at 65 Elmbrook Walk, Lucan, 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 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, would not be prejudicial to public health and 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 first-floor rear elevation window (for a store) shall be omitted. Revised plan(s) and elevation drawing(s) 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 the visual amenities of the area and of the residential amenities of adjoining properties.

3. 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 amenities.

4. 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. Sample panels shall be erected on site for inspection by the planning authority in this regard.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried only out between the hours of 0700 and 1800 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: In order to safeguard the residential amenities of property in the vicinity.

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water and mitigation measures against flood risk including in the basement area, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. The developer shall enter into water supply and/or wastewater connection agreement(s) with Irish Water, prior to commencement of development.

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 19th day of May 2021.