

**Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: D21B/0058**

**Appeal** by Niall and Avril Robinson of 92 Braemor Road, Churchtown, Dublin against the decision made on the 9<sup>th</sup> day of April, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Trudy and Thomas Keogan care of Liam Cullen Design and Planning of 44 Ballinteer Crescent, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Proposed single storey extension (additional floor area of 13.25 square metres) to front of dwelling, proposed enlargement of attic floor area (additional floor area of 5.56 square metres) and associated modifications and increase in the roof profile between the existing dormers on rear elevation and associated site works at 94 Braemor Road, Churchtown, Dublin.

**Decision**

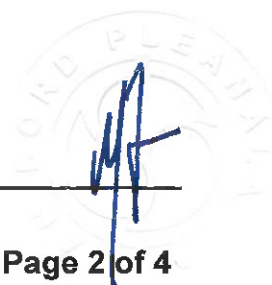
**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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 nature and scale of the proposed extension, the location of the site within an area zoned to protect and improve residential amenity and the provisions of the Dún Laoghaire-Rathdown Country Development Plan 2016 to 2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of property in the vicinity 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. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority amended floor plans and elevations showing the following -
  - (a) A reduction in the height of the front extension to be no more than three metres in height.
  - (b) A reduction in the depth of the front extension to be no more than 1.550 metres forward of the dwelling façade.
  - (c) Appropriately labelled rooms (for example, living rooms, garage) on both existing and proposed floor plans.

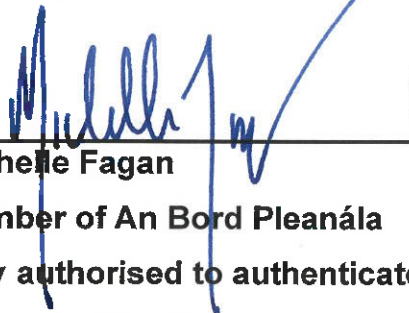
**Reason:** In the interest of residential amenity.

3. The external finishes of the proposed extension, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture.

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

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

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



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



Dated this 4<sup>th</sup> day of August 2021.