



An
Bord
Pleanála

Board Order
ABP-311214-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0293

Appeal by Gay McSwiney of 108a Foxrock Avenue, Dublin and by Others against the decision made on the 4th day of August, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Victoria and Stewart Thompson care of A1 Architects of The Avila, 125 Drimnagh Road, Walkinstown, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The extension and alterations to existing detached dwelling. The development will consist of the following principal elements: 1) Construction of a new single storey ground floor extension with flat roof and roof light to the rear and all associated landscape and site development works. 2) Alterations and changes to geometry of front roof. 3) Alterations to existing dormer windows to the rear and window to the side at attic level, all at number 108 Foxrock Avenue, Foxrock, 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 pattern of development in the area, to the design and scale of the proposed extensions, and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings. 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 alternations and changes to geometry of front roof and proposed alterations to existing dormer windows to the rear shall be omitted.

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.

Reason: In the interest of public health.

4. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 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.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 5th day of Jan. 2022

