

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0348

Appeal by Colm Murphy and Michelle Hardie Murphy of 5 Belarmine View, Stepside, Dublin against the decision made on the 2nd of September, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Mark Farber care of BBA Architecture of Unit 3, Eden Gate Centre, Delgany, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Attic conversion including dormer window and rooflights to front and dormer space to the rear of existing dwelling at 12 Belarmine Lawns, Stepside, Dublin.

Decision

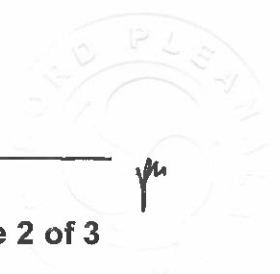
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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

The proposed development is located in an area zoned to 'protect and/or improve residential amenity' in the Dún Laoghaire-Rathdown County Development Plan 2016 - 2022. Having regard to the design and pattern of existing development in the area and the design and scale of the proposed works, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not detract to any significant degree from the existing character of development in the area, would not seriously injure the amenities of residential properties in the vicinity and would be in accordance with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016 - 2022. 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 condition.

Reason: In the interest of clarity.

2. All external finishes, including roof tiles/slates, shall harmonise in material, colour and texture with the existing dwelling on site.

Reason: In the interest of visual amenity.



Paul Hyde

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

Dated this (3)rd day of February 2022