



An
Bord
Pleanála

Board Order
ABP-312416-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0924

Appeal by Niall Ringrose of 4 Upper Prince Edward Terrace, Blackrock, County Dublin against the decision made on the 10th day of December, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Andrew Savage and Pauline Fitzpatrick care of Kelliher Miller Architects Limited of 10 Blessington Court, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Partial demolition of existing two-storey modern flatroof extension and external stairs to rear, construction to the rear of new single storey extension at lower ground floor level with extension to existing two-storey return at lower and upper ground floor levels and first floor level. Internal and external alterations to include removal of existing internal walls at lower and upper ground floor level, alterations to existing opes at lower ground and first floor level, replacement of existing modern windows with timber double-glazed sash windows to front and rear elevations with all associated siteworks to include garden storage to rear and bin/bicycle storage to front of existing three-storey terraced house at 5, Prince Edward Terrace Upper, Carysfort Avenue, Blackrock, County Dublin, which is a Protected Structure.

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.

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the zoning objective of the area, the pattern of development in the vicinity and the scale, nature and design of the proposed extension and works, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the historical character of the existing protected structure or the surrounding area or seriously injure the amenities of adjoining residential properties. 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 development shall be amended as follows:
 - (a) the proposed south-facing windows serving the relocated bathroom at upper ground floor and the proposed bedroom at first floor shall be fitted with obscured glazing.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. Existing side elevation drawings and existing floor plans showing the entirety of the subject site shall be submitted to the planning authority for completeness of the planning file prior to commencement of development.

Reason: In the interest of clarity.

4. The flat roofed area shall not be used or accessed as a roof garden/patio.

Reason: In the interest of residential amenity.

5. Water supply and drainage arrangements, including the 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.

6. Site development and building works shall be carried out only between the hours of 0800 to 1800 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

María FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *3rd* day of *May* 2022