

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0591

Appeal by Neil and Catherine Scaife care of Bright Design Architects of 4 Seafield Park, Booterstown, County Dublin and by Niamh Prendergast and Kevin Jolley care of Keller Architects of 23 Mountjoy Square, Dublin against the decision made on the 15th day of December, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Niamh Prendergast and Kevin Jolley in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission to extend and alter house, an existing two-storey domestic house. The proposal incorporates (a) Construction of a single storey extension to the rear and side of the existing house. Total ground floor extension area = 29 square metres. (b) Conversion of an existing attic space including a new flat roof dormer to the rear of the house. Total proposed attic floor area = 25 square metres. (c) Associated alterations, drainage and landscaping works within the curtilage of the site, all at 1 Fosterbrook, Blackrock, 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.

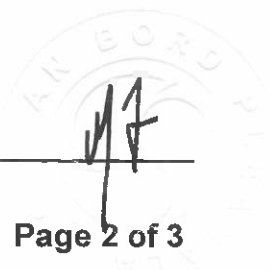
Reasons and Considerations

Having regard to the zoning objective for the site and to pattern of development in the area, together with the design, scale and layout, it is considered that, subject to compliance with the conditions set out below, the proposed extension would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. 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 dormer window structure shall be set down from the ridge line by at least 100 millimetres and all dormer window openings shall be permanently fitted with frosted glass.

Reason: In the interest of residential amenity.

3. The external finishes of the proposed extensions shall harmonise with those of the existing dwelling in respect of colour and texture.

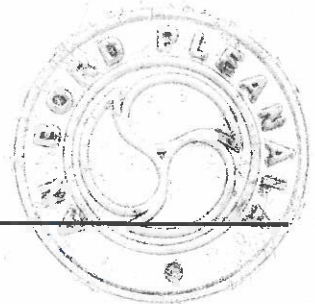
Reason: In the interest of visual amenity.

4. 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.


Michelle Fagan

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



Dated this 7th day of June 2022.