

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0598

Appeal by Andrew Meehan and Stephanie Stowe care of Gavin Byrne Architect of 2 Drummartin Road, Goatstown, Dublin against the decision made on the 17th day of December, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: (i) Construction of a single-storey flat roofed extension at first floor level to the rear of the existing house to provide an additional bedroom and ensuite bathroom for the house. The proposed new flat-roofed extension will feature two number new Velux-type roof windows on upstands appropriate for use on flat roofs, one above the proposed new bedroom and one above an existing bedroom, and (ii) provision of a new window in the south-facing side wall of the existing bedroom to the rear of the house at first floor level. The new window is proposed to be glazed with obscured privacy glass, all at an existing end-of-terrace two-storey three-bedroom single dwelling, at 20A Rock Lodge, Killiney, 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 residential land use zoning of the site, the nature, scale and location of the proposed development and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including Section 12.3.7.1(ii) (Extensions to the Rear), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity in terms of overbearing or overshadowing impacts. 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 external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

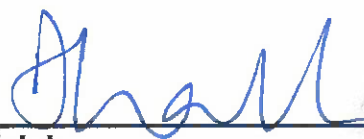
Reason: In the interest of visual amenity.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 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.



Dave Walsh

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



Dated this *29th* day of *August* 2022.