



An
Bord
Pleanála

**Board Order
ABP-313006-22**

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0677

Appeal by Mathieu and Maylis Pfiffer care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 14th day of February, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Changes to the attic area (raising ridge by 0.98 metres) so as to create a usable habitable space. This involves removing the existing roof entirely, increasing the height of the gables/stacks on each side, and reusing the existing chimney capping and pots at the higher level providing a new slate roof to the front with two conservation type Velux tile roof lights and a new tinted glazed treatment to the roof at the rear. The gable facing Martello Avenue will be increased in height in line with the roof and a new window would be provided at third floor level as a fire safety measure, all at Mount Verona House, 6 Summerhill Road (adjoining Martello Avenue), Dun Laoghaire, County Dublin.

Decision

GRANT permission for the above proposed development 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 (Objective A), the nature and design of the proposed development, and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including Section 12.3.7.1(iv), it is considered that, subject to compliance with the conditions set out below, the proposed development, including amendments to the roof profile, would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The sloped tinted glazed screen to the roof on the second floor/attic shall not be permitted. The rear roof shall be constructed with natural slate and may include a maximum of two rooflights. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to safeguard the residential and visual amenities of property in the vicinity.

3. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.



4. Prior to commencement of development, the developer shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection.

Reason: In the interest of sustainable waste management.



Joe Bolland

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

Dated this 31st day of May 2023.