

An
Bord
Pleanála

Board Order
ABP-313645-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0172

Appeal by Elizabeth Dunne care of Argo Development Studio of 23 South Great George's Street, Dublin against the decision made on the 29th day of April, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: A 10.7 square metres ground floor, smooth rendered, flat roofed extension, a 14.5 square metres attic conversion and a 3.5 square metres first floor flat roofed extension to be clad in charred vertical timber cladding, all to the rear of existing single storey dwelling. The permission will include the demolition of an 8.2 square metres flat-roofed rear extension. It includes raising the existing apex roof height at the back of the property, a 2.2 square metres internal courtyard with new pedestrian access, new skylights to the front section of the pitched roof, alterations to the internal layout and all associated site works at 1 Coldwell Street, Glasthule, Dublin.

Decision


Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE conditions numbers 2 and 5 and the reasons therefor.

Reasons and Considerations

Having regard to the provisions of the current Dún Laoghaire-Rathdown County Development Plan 2022-2028, to the pattern of development in the area and previous planning precedents of similar development and to the nature, form, scale and design of the proposed development, it is considered that the proposed development would not seriously injure the residential or visual amenities of the area and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to retain condition number 2, the Board is satisfied that the proposed works at first floor level is not a dormer but a first-floor extension for which there is precedent at Number 25 Coldwell Street, a similar end of terrace property. It is also considered that given the proliferation of standard rooflights in the area a conservation grade rooflight is not warranted.

In deciding not to accept the Inspector's recommendation to retain condition number 5, the Board considered that due to the constrained nature of this established site, which currently discharges surface water to the public sewer, it is not feasible to incorporate any meaningful sustainable drainage system, and the impact on the public sewer would be insignificant given the negligible increase in the surface water run-off.



Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 18th day of July 2023