



An
Bord
Pleanála

Board Order
ABP-313797-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22B/0151

Appeal by Gillian Lynch care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin against the decision made on the 17th day of May, 2022 by Dún Laoghaire-Rathdown County Council in relation to the application by the said Gillian Lynch for permission for development comprising change to first floor front elevation removal of existing three front dormer windows and replacing with one full width dormer. Change to ground floor front windows extra height. Removal of one bay window and replacing with one flat window also other bay changed to square bay window. Two new ground floor windows and one first floor window to the side elevation. Bay window extension to the rear at 1B Wayside Cottages, Glenamuck South, Kilternan, County Dublin. In accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for two number new ground floor windows and one number first floor window to the side elevation and one number bay window extension to the rear and to refuse permission for the removal of the existing three number front dormer windows and their replacement with one number full width dormer, the removal of one number bay window and its replacement with one number flat window, the alteration of the other bay window to a square bay window).

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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 of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or be out of character with the existing pattern of development in the area. 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. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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 amenities of property in the vicinity.

3. Water supply and drainage arrangements including the attenuation and 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 and surface water management.

4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

5. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.



Peter Mullan

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

Dated this *12th* day of *July*, 2023