

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0916

Appeal by Jeanette and Joe Watson care of RW Nowlan and Associates of 37 Lower Baggot Street, Dublin against the decision made on the 7th day of June, 2022 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Keith and Catherine Watson care of Colgan O'Reilly Architects of 93A Sandymount Road, Sandymount, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (a) Retention of variations to original approved planning application register reference number D98A/0391, (b) retention of single storey rear conservatory extension and ancillary site works, (c) retention of existing single storey store to the side of the existing dwelling for the storage of bicycles (d) permission to complete the existing single storey store, all at 4a St. Begnet's Villas, Dalkey, County Dublin.

Decision

GRANT permission for the above 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 provisions of the Dun Laoghaire-Rathdown County Development Plan, 2022-2028, and the zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the development sought under this application, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed for retention would not seriously injure the residential or visual amenities of the area, would not be prejudicial to public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within three months of the date of this Order, the developer shall agree in writing with the planning authority a revised and more qualitative palette of materials, finishes, treatments, and colour for the single storey shed to the side for the use of bicycle storage.

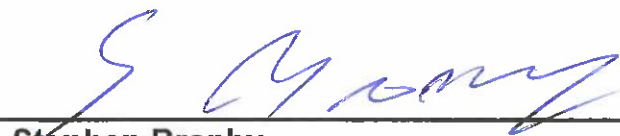
Reason: In the interest of visual amenity.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 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.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 19th day of July 2023.