

An
Bord
Pleanála

Board Order
ABP-314036-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22B/0207

Appeal by Damian and Aisling Meehan of 21 Churchfields, Milltown, Dublin against the decision made on the 13th day of June, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Michael and Grainne Keane care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the rear walls and part side wall to the existing living room and kitchen at ground floor level, demolition of part rear wall to the existing bedroom at first floor level, and attic level. Construction of an extension of circa 8.18 square metres to the rear, new roof light, and window at ground floor level; extension of circa 10.90 square metres to the rear, new roof light, and window at first floor level; proposed dormer to the rear, together with the conversion and extension of the existing attic space by circa 5.41 square metres to provide a bedroom with total four number bedrooms. All with associated site works at 20 Churchfields, Dundrum, 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 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 or the residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 26th day of July, 2022, 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. 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 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 amenities of property in the vicinity.

4. 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.

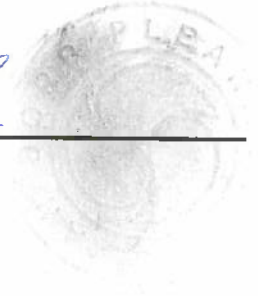
Reason: In the interests of public health and surface water management.

5. All necessary measures shall 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.

6. The roof area of the extension shall not be used as a balcony, roof (terrace) garden or similar amenity area.

Reason: In the interest of residential amenity.



Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *25th* day of *July*

2023.