



An
Bord
Pleanála

Board Order ABP- 314957-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0577

Appeal by Sarah Fisher of Adare, Carrickbrennan Road, Monkstown, County Dublin against the decision made on the 30th day of September, 2022 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions to Jan Lorenc and Caroline Harte care of MacDonald Vagge Architects of 15A Dunville Avenue, Ranelagh County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for retention of development and permission for development. The works subject of the retention application include the following alterations to the permitted scheme (D20A/0394): (1) Cill levels of two ground floor windows on front elevation dropped, (2) Garage door head to front elevation raised, (3) Stairs layout altered, (4) Door to playroom relocated, (5) Shower room and coat area at ground floor omitted, (6) Two rooflights in lieu of three to kitchen roof to rear, (7) First Floor Shower room window on north elevation omitted, (8) First floor Ensuite layout altered, (9) Two first floor bedrooms on south of house combined into one, (10) First floor bathroom layout to west side of house altered, (11) Attic dormer window retained, (12) Front window to hall at ground floor to west elevation omitted

and (13) Alterations to fenestration and materials to rear elevation. Permission is also sought for new rooflight window to south pitch of attic roof all at "Regensburg", Carrickbrennan Road, Monkstown, County 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 development proposed to be retained sought under this application and the pattern of development that characterises this built up serviced suburban area, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not seriously injure the visual amenities or residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 within

three months from the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Save for amendments granted on foot of this permission, the development shall otherwise be carried out in strict accordance with the terms and conditions of planning register reference number D20A/0394, save as may be required by the other conditions attached hereto.

Reason: In the interest of the proper planning and sustainable development of the area.

3. (a) The glazing within the side dormer window shall be removed within three months from the date of this order and shall be substituted with external finishes to match the existing dormer extension.

Or alternatively,

- (b) Within three months from the date of this Order the window within the side dormer extension shall be modified so that the part of the window up to a minimum 1.8 metres above finished floor level of the attic level shall be opaque.

Reason: In the interest of residential amenity.

4. The disposal of surface water shall be in accordance with the drainage conditions of planning register reference number D20A/0394.

Reason: In the interest of public health.



Stephen Bohan

Member of An Bord Pleanála

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

Dated this *9th* day of *November* 2023.