

An
Bord
Pleanála

**Board Order
ABP-315385-22**

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0755

Appeal by Stephanie and Allan Murdock of 16 Mellifont Avenue, Dun Laoghaire, County Dublin against the decision made on the 29th day of November, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Mark Woodcock and Aoibhne Hogan care of Adrián Bes Architect of 73 York Road, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new single-storey pitched-roofed extension to the rear including a new rooflight, a new sliding door facing rear garden and a new high-level window facing south and internal alterations at 17 Mellifont Avenue, Dun Laoghaire, 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 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 residential amenity 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 development shall be carried out 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. The proposed window on the southwest elevation of the proposed extension shall be either:
 - (a) omitted entirely from the proposed development or, alternatively
 - (b) positioned a minimum of 1.8 metres above the finished floor level of the proposed extension

Reason: In the interest of protecting the residential amenity of adjoining properties.

3. 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.

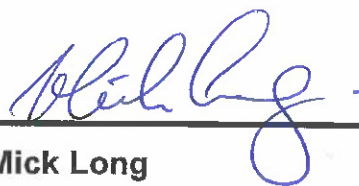
Reason: In the interest of visual amenity.

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 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.

5. 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.



Mick Long

Member of An Bord Pleanála

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

Dated this 7 day of July 2023