



Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0454

APPEAL by Bernard Mullins of 4 Wainsfort Manor Drive, Terenure, Dublin against the decision made on the 12th day of December, 2022 by South Dublin County Council to grant subject to conditions a permission to James and Emma Mulhern care of 4bes Design Services of 38 Larkfield Avenue, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window and Dutch hip, new access stairs and flat roof dormer to the rear, all at 2 Wainsfort Manor Drive, Terenure, 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 information submitted with the planning application, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site and the policies with respect to residential extensions, as set out in the South Dublin County Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finishes of the proposed extension (including roof tiles) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.



3. Surface water drainage arrangements 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 0800 to 1900 Monday to Fridays, inclusive, between 0800 and 1400 hours on Saturday 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: To safeguard the residential amenities of adjoining property in the vicinity.



Stephen Bohan

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



Dated this 31st day of January 2024.