



**An
Bord
Pleanála**

**Board Order
ABP-315894-23**

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire Rathdown County Council

Planning Register Reference Number: D22A/0625

Appeal by Eochaidh O'Caollai and Zelsa Rodriguez Cabo of 67 Ludford Drive, Ballinteer, Dublin against the decision made on the 1st day of February, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Declan Groarke and Sara Guerrine Whelan care of Bright Design Architects of 4 Seafield Park, Booterstown, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of single storey converted garage and kitchen to the side excluding party wall. Partial demolition of walls to the rear. Construction of new single storey extension to the side, rear and front, including new canopy to the front. Works also include rooflights, alterations to existing windows, application of external wall insulation and all associated internal, site drainage and landscaping works, all at 65 Ludford Drive, 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 -

1. the Dún Laoghaire-Rathdown County Development Plan 2022 to 2028,
2. the site in an area zoned Objective A "To provide residential development and improve residential amenity while protecting the existing residential amenities", and
3. the proposed development comprising a domestic extension to an existing residential use,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the area and guidance on qualitative, quantitative, and development management criteria for sustainable neighbourhood infrastructure and residential developments set out in the development plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area. The proposed development comprises a domestic extension to an existing residential use in an area zoned for residential development in the Dún Laoghaire-Rathdown County Development Plan 2022 to 2028.

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Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 11th day of November, 2022 and on the 6th day of January, 2023, 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. The roof area of the entire proposed extension shall not be used as an amenity space area, balcony or garden area.

Reason: In the interest of residential amenity.

4. Water supply and drainage arrangements, including the 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.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 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.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

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



Dated this *19th* day of *June* 2023.

ESJK