



An
Bord
Pleanála

Board Order
ABP-317112-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0125

Appeal by Clive Lennox care of Robert M. Keogh of 34 Hazelbury Green, Clonee, Dublin against the decision made on the 18th day of April, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Adrian Bull and Eibhlin Curley care of The House Architects, 79 Merrion Square South, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Alteration and extension of the existing two-storey, semi-detached house. Demolition of the existing single storey utility room and garage to the side and construction of a single storey and two-storey extension to the side, including extension of the hipped roof, three new rooflights to the side and rear, internal alterations, modifications to the fenestration to the side and rear and associated site development. Retention planning permission is sought for the widening of the vehicular access, all at 64 Dundela Park, Glenageary, 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 residential land use zoning of the site, to the nature, scale and location of the proposed development, and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with existing development in the area, would not seriously injure the visual or residential amenities of the area or 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 prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The east-facing glazing on the corner window serving Bedroom Number 4, (that is, facing Number 66 Dundela Park) shall comprise of opaque/obscure glazing.

Reason: In the interest of residential amenities.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

4. The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

Reason: In the interest of clarity.

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

A handwritten signature in blue ink is written over a circular embossed seal. The seal contains the text 'AN BORD PLEANÁLA' around the perimeter and a central emblem. The signature is written in a cursive style and is partially obscured by the seal.

Tom Rabbette

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

Dated this 28th day of Feb. 2024.