



An
Bord
Pleanála

Board Order ABP-317152-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0141

Appeal by Patrick and Denise Knight of 91 Carysfort Downs, Blackrock, County Dublin and by Crina and Ovidiu Burlacu of 92 Carysfort Downs, Blackrock, County Dublin against the decision made on the 24th day of April, 2023 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Steven O'Carroll and Julie Hamilton care of E.R.A.T Architectural Services of 31 Giltspur Brook, Bray, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing garage and removal of ground floor extension to the rear and side. Construction of part two-storey dormer style extension to front/side and rear to contain four bedrooms. Single storey extension to rear with low pitch roof and rooflight over family room. Single storey extension to side containing plant room and part utility room. New bay window with canopy over to front. Existing dormer window to front removed and re-built with zinc clad finish. New rooflights to existing and proposed roof. Internal alterations, including removal of existing suspended timber floor and new lowered insulated concrete floor. New garden studio to rear garden. Proposed alterations to front vehicular entrances and provision of new one-metre-wide pedestrian gate and 3.5-metre-wide automatic

sliding gate with new pillars to match existing and associated site works, all at 1 Ardagh Park, Blackrock, 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, the nature, scale and location of the proposed development, and the provisions of the Dun 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, and would not seriously injure the visual or residential amenities of the area or 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 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 use of the 'garden room' for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes and the structure shall not be subdivided from the existing house, either by way of sale or letting or otherwise.

Reason: In the interest of residential amenities.

3. The width of the proposed amended vehicular entrance shall be a maximum of 3.5 metres and the footpath, including any grass verge, in front of the vehicular entrance shall be dished and strengthened at the developer's own expense, including any moving/adjustment of any water cocks/chamber covers and all to the satisfaction of the appropriate utility company and planning authority. With regard to the dishing and strengthening of the footpath, including any grass verge, in front of the vehicular entrance, the developer shall contact the planning authority to ascertain the required specifications for such works and any required permits.

Reason: In the interest of orderly development.

4. 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 interest of public health.

5. 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 or public holidays. Deviations from these times shall 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 properties 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.



Tom Rabbette

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

Dated this 12 day of March 2024.