



An  
Bord  
Pleanála

Board Order  
ABP-317225-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D23A/0168**

**Appeal** by Orla Cullen and John Swift care of Cathal Crimmins Architect of The Courtyard, 40 Main Street, Blackrock, County Dublin against the decision made on the 2<sup>nd</sup> day of May, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Orla Cullen and John Swift in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Permission is being sought for a single-storey extension to rear, extension of existing gable roof to side, an attic dormer to the rear and rooflight and breakfront gable to the front, provision of entrance porch, render finish to front, moving driveway entrance, internal alterations and associated external works, all at 32 Landscape Avenue, 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 for the site, to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028, to the existing pattern of development in the area, and to 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 be acceptable and would not seriously injure the amenities of the area. 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 and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 29th day of May, 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. The existing dwelling and proposed extensions shall be jointly occupied as a single residential unit and the extensions shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

3. All external finishes, including roof tiles/slates shall harmonise in material, colour and texture with the existing dwelling. A schedule of all external finishes to be used shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

4. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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 residential amenities of property in the vicinity.



5. Drainage arrangements, including the disposal and attenuation 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.



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**Joe Boland**

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

Dated this *22<sup>ND</sup>* day of *September* 2023.