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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D23B/0245**

**Appeal** by Paul Kehoe and Jocelyn Stephens Kehoe of 5 Abbey Park, Monkstown, County Dublin against the decision made on the 11<sup>th</sup> day of July, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Warren Collins care of Studio DSQ, First Floor, Tower 3, Fumbally Court, Fumbally Lane, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a ground floor porch extension with first-floor bedroom extension to the front of the house, demolition of the existing garage and side extension to the side of the house, removing the hip in the main roof to the side of the house and building up the gable wall with gable window, the provision of a rooflight in the main roof to the front of the house, as well as construction of a dormer window in the main roof to the rear of the property and all associated site works at 4 Abbey Park, Monkstown, 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 zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development, would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development for which permission is sought 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, 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. 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 and to ensure a proper standard of development.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Classes 1, 3 and 5 of Schedule 2, Part 1 to those Regulations shall take place within the curtilage of the house without a prior grant of planning permission.

**Reason:** In the interest of orderly development, and to allow the planning authority to assess the impact of any such development on the amenities of the area through the statutory planning process.

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:** To prevent unauthorised development.

5. Only works indicated for demolition on the plans lodged with the application shall be removed.

**Reason:** In the interest of the proper planning and sustainable development of the area.

6. All external finishes, including roof tiles/slates, shall harmonise in material, colour and texture with the existing dwelling on site.

**Reason:** In the interest of visual amenity.

7. Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) , that is, permeable surfacing, and in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. Appropriate measures shall be included to prevent runoff from the driveway entering onto the public realm as required. Where unbound material is proposed for the driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.

**Reason:** In the interest of public health.

8. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site works and shall repair any damage to the public road arising from carrying out the works.

**Reason:** In the interest of orderly development.

9. All necessary measures shall be taken by the developer and contractor to avoid conflict between construction activities and pedestrian/vehicular movements on Abbey Road.

**Reason:** In the interest of orderly development.



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Liam Bergin

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

Dated this *08<sup>th</sup>* day of *May* 2024.