



An  
Bord  
Pleanála

## Board Order ABP-319038-24

---

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D23B/0523**

**Appeal** by Geraldine and Rory Vaughan of 3 Stonemason's Green, Ballinteer, Dublin against the decision made on the 18<sup>th</sup> day of January, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to David Gunn care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Attic conversion for storage with dormer window to the rear. Two Velux windows to the front roof area. Single storey front extension with parapet-style roof with roof window, all at 4 Stonemason's Green, Ballinteer, 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 zoning objective and the policy framework for residential extensions provided by 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 provide a reasonable level of accommodation on site, would not have an adverse impact on the visual and residential amenities of neighbouring properties, would comply with Section 12.3.7.1 (i) (Extensions to the Front) and Section 12.3.7.1 (iv) (Alterations at Roof/Attic Level) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and 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 front extension shall be designed in accordance with 'Option 02' illustrated on the drawing titled 'Proposed Elevations' received by the planning authority on the 15<sup>th</sup> day of November, 2023.

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

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

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

4. Details of the external finishes of 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.

5. 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 Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the 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 the 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.



**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 28<sup>th</sup> day of August, 2024.