



An
Bord
Pleanála

Board Order ABP-319250-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D23B/0576/WEB

Appeal by Jennie and Colin Byrnes of 85 Trimleston Gardens, Booterstown, County Dublin against the decision made on the 12th day of February, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Seamus Griffin care of Tom Duffy Architects of 5A Collins Park, Donnycarney, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion with dormer to rear and Velux windows to front, new gable end roof extension with new windows to side and all associated works, all at 81 Trimleston Gardens, Booterstown, 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 information submitted with the planning application, and 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 comply with the zoning objective for the site and the policies in respect of residential extensions set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area, 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. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority revised drawings showing:
- (a) a reduction in the width of the proposed rear dormer to six metres when measured externally,
 - (b) the dormer shall be centred in the main roof, and
 - (c) the four windows serving the rear dormer shall be no lower than 1.8 metres from the finished floor level.

Reason: In the interest of visual amenity and to protect the residential amenities of adjacent properties.

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. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *3rd* day of *September* 2024.