

An  
Bord  
Pleanála

**Board Order**  
**ABP-319268-24**

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D23B/0581**

**Appeal** by Susan Guiney care of Kevin Tiernan Planning Consultant of 19 Aranleigh Gardens, Rathfarnham, Dublin against the decision made on the 15<sup>th</sup> day of February, 2024 by Dún Laoghaire-Rathdown County Council in relation to the application for permission for development comprising amendment to existing planning reference D22B/0330 dormer window to rear roof area and single storey extension to the side and rear at 1 Belmont Drive, Woodside, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the ground floor side extension and to refuse permission for the proposed attic/dormer structure to the rear of the subject dwelling).

### **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 provided by the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including Policy Objective PHP19, which inter alia provides for the adaptation of the existing housing stock through supporting improvement and adaptation of homes, it is considered that the proposed development, subject to compliance with the conditions set out below, would provide a reasonable level of accommodation on site, would be in accordance with Section 12.3.7.1 (Extensions to Dwellings) (iv) (Alterations at Roof/Attic Level) of the Dún 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 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. Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority, revised drawings providing for the redesign of the rear roof plane dormer in order to provide a minimum set back of 0.5 metre from the party boundary with number 2 Belmont Drive and the eastern gable of the subject dwelling house.

**Reason:** In the interests of residential and visual amenity.

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

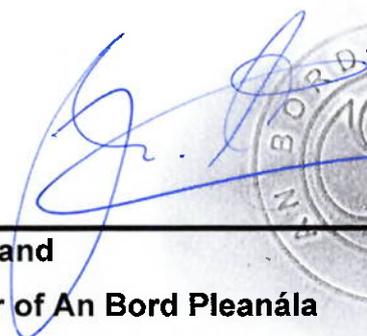
**Reason:** In the interest of public health.

4. Details of the external finishes including fenestration, 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 Board 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.



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**Joe Boland**

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

Dated this *24<sup>TH</sup>* day of *September* 2024