



An
Bord
Pleanála

Board Order ABP-319584-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0043

Appeal by Siobhan Carey of 12 Trimleston Gardens, Booterstown, County Dublin and by Kevin Carey of 12 Trimleston Gardens, Booterstown, County Dublin against the decision made on the 28th day of March, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ronan Clarke care of Dominick Comerford Architects of 13 Beaufield Park, Stillorgan, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Refurbishment and extension to existing semi-detached house to include demolition of existing single storey rear extension, new single storey extension to rear with flat roof and roof light, new first floor extension to rear with pitched hip roof to join existing roof, alterations to existing two-storey extension to side, including raising of walls, new pitched hip roof to join existing roof and adjusted opening to the front, single storey extension to front with pitched roof and porch, new Velux type windows to rear and side roofs, associated internal alterations, drainage and external works, all at 13 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 zoning objective A which relates to the site, the nature and extent of the proposed development, and the lack of any significant amenity impacts to neighbouring properties, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would generally be acceptable in terms of design and traffic safety, 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, and mitigation measures against flood risk, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 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.



Peter Mullan

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

Dated this *11* day of *October*, 2024.