



An
Bord
Pleanála

Board Order ABP-320665-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0412/WEB

Appeal by Kevin and Grainne O'Donovan care of Rogers Brassil Associates of 72 Albert Road Lower, Sandycove, Dún Laoghaire, County Dublin against the decision made on the 1st day of August, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to David O'Keeffe and Kathy O'Keeffe care of DMVF Architects of 276-278 Lower Rathmines Road, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Renovation and extension of the existing two-storey detached dwelling including; demolition of the existing two-storey extension to the rear; demolition of single-storey extensions and additions to front and sides (total demolitions 136 square metres); removal of the existing roof and subsequent construction of part two, part three-storey extensions to the front, rear and east side of the existing house to include terraces at the front and rear; construction of new roof to the existing house with dormer window and terrace to front and rooflights to front, rear and side (total proposed extended floor area 174 square metres); alterations to all existing elevations to include reconfiguration and repositioning of all external windows

and doors; existing walls to be externally insulated and finished with brick and painted render finishes; reconfiguration of the internal layouts; widening of the front vehicular access gate and driveway; a new garden room in the rear garden (total floor area 40 square metres), along with all associated landscaping (including revised site levels), boundary treatments, site services above and below ground and all associated site works, all at 7 Cunningham Road, Dalkey, 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 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 with respect of residential extensions as set out in the Dún Laoighre-Rathdown County Development Plan 2022-2028, would not be injurious to the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning, traffic safety and convenience and the sustainable development of the area.

Conditions

1. The development shall be carried out 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. Revised drawings showing the construction details of the proposed screens on the eastern sides of the first floor balconies shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: To protect residential amenities.

3. The detached garden structure shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be used for human habitation or the carrying on of any trade or business.

Reason: To prevent unauthorised development.

4. Details, including samples, of the materials, colours and textures of all the external finishes to the proposed extension 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. Any damage to the party boundary that would result as a consequence of any demolition works shall be made good at the expense of the developer.

Reason: In the interest of clarity.

6. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity

7. 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

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Fridays, between 0800 and 1400 hours on Saturday and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Vehicular access to adjacent properties shall not be blocked by construction traffic at any time.

Reason: To safeguard the residential amenities of adjoining property in the vicinity

9. The developer shall ensure that the site is appropriately maintained and that the public road remains free of any dirt and debris during the construction phase of development.

Reason: In the interest of proper planning and orderly development.

10. 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 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.

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.



Liam Bergin

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

Dated this 21st day of November 2024.