



An
Bord
Pleanála

Board Order
ABP-320835-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0301/WEB

Appeal by Jonathan Garth of 109 Rowanbyrn, Blackrock, County Dublin and by Cormac Noone and Christina Oates care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 23rd day of August, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Teresa Beausang and Ciaran O'Muirthile care of Ceardean Architects Limited of D8 Studios, 9 Dolphins Barn, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The construction of a two-storey extension to the side and rear of existing detached dwelling, with a single-storey extension to the front and associated site works at 110 Rowanbyrn, 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 residential zoning objective, the grounds of appeal, the established pattern of development in the vicinity and the policy context provided by Section 12.3.7.1 (Extensions to Dwellings) of the Dún Laoghaire-Rathdown Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable form of development at this location and would not have a significant adverse impact on the residential and visual amenities of the area, including the adjoining properties at numbers 109 and 111 Rowanbyrn. The proposed development 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 developer is requested to submit for the written agreement of the planning authority revised drawings providing for the following modifications:

(a) The window opening to the proposed first floor bathroom (south-west elevation) shall not be directly located opposite the existing window opening in the north-east side elevation of number 111 Rowanbyrn.

(b) The glazing within the windows of the ground floor bathroom, the first floor bathroom and the first floor ensuite shall be manufactured opaque or frosted glass and shall be permanently maintained.

Reason: In the interest of residential amenity.

3. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenities of property in the vicinity.

4. Prior to the commencement of development the developer shall enter into a connection agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. 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.

6. 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.

7. 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 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.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this *23rd* day of *January* 2025