

An  
Bord  
Pleanála

## Board Order ABP-320847-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1777/24**

**Appeal** by Michael Payne of 451 Howth Road, Raheny, Dublin against the decision made on the 21<sup>st</sup> day of August, 2024 by Dublin City Council to grant subject to conditions a permission to Deirdre O'Connell of 449 Howth Road, Raheny, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** 1. Removal of the existing lean-to roof of the existing single storey rear extension. 2. Removal of the existing rear chimney stack. 3. Construction of a single storey flat roof rear extension to consist of a kitchen/dining and lounge. 4. Proposed attic conversion with a rear facing flat roof dormer to consist of a home office and WC. 5. Proposed single storey flat roof garden room in the rear garden to consist of a den and store. 6. Proposed widening of the existing vehicular access exiting onto Howth Road, Raheny, Dublin. 7. General remodel and upgrade of the existing dwelling at the ground floor and first floor to suit the proposed layouts. 8. All drainage, structural and associated site works to be implemented at 449 Howth Road, Raheny, 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 the Dublin City Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would represent a reasonable improvement of accommodation on site, would not have a significant adverse impact on the residential and visual amenities of the area, including the abutting property at number 451 Howth Road, would comply in general with Appendix 18 (Ancillary Residential Accommodation) including Section 1.1 (General Design Principles) and Section 5 (Attic Conversions / Dormer Windows) Table 18.1 (Dormer Window Guidance) of the Dublin City 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 developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

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

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

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

4. The driveway entrance onto the Howth Road shall be a maximum width of three metres and shall not have outward opening gates.


**Reason:** In the interest of orderly development and road safety.

5. The existing dwelling and proposed garden room shall be jointly occupied as a single residential unit and the garden room pavilion 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.

6. 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.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 21<sup>st</sup> day of January 2025