



An
Bord
Pleanála

Board Order ABP-321125-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0362/WEB

Appeal by Melissa Moloney of 5 Darley Lane, Belmont, Stepside, Dublin against the decision made on the 7th day of October, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Brian Hannon care of 4bes Design Services of 38 Larkfield Avenue, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of existing attic space comprising of modification of existing roof structure, new access stairs, roof windows to the front and flat roof dormer to the rear, all at 14 Thornberry Close, Woodside, Stepside, 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 Section 12.3.7.1 (iv) (Alterations at Roof/Attic Level) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the zoning of the site with the objective to provide residential development and improve residential amenity whilst protecting existing amenities, and having regard to the nature and scale of the proposed development, and the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the development plan, would not seriously injure the residential or visual amenities of the area, 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, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. Site development and building works shall be carried out only between the hours of 0700 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.

4. The glazing within the proposed first floor and attic level rear windows into the stairwell and landing shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

Reason: In the interest of residential amenity.



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

Dated this 3 day of March 2025.