

An  
Bord  
Pleanála

Board Order  
ABP-321167-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D24B/0371/WEB**

**Appeal** by William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 14<sup>th</sup> day of October, 2024 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Simon and Lesa Costello care of Cearden Architects of D8 Studios, 9 Dolphin's Barn, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of a detached single storey garden room containing gym and office to the rear of existing detached dwelling, with associated site works at 72 Roebuck Road, Roebuck, 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 provisions of the Dún Laoghaire-Rathdown Development Plan 2022-2028, and to the design, layout and scale of the development for which retention is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the character of the area or the residential or visual amenities of property in the vicinity. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars submitted with the planning application, except as may be otherwise required by the following conditions.

**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. The developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority within three months of the date of this Order.


**Reason:** In the interest of public health, to prevent flooding and in the interest of sustainable drainage.

3. The detached garden room gym and office for retention shall be used solely for use incidental to the enjoyment of the dwelling house, the structure shall not be sub-divided from the existing house, either by way of sale or letting or otherwise, and shall not be used for human habitation or the carrying on of any trade or business involving members of the public, customers, or business associates attending on site.

**Reason:** To prevent unauthorised development.

4. 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 within three months of the date of this Order 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.

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



Dated this *20<sup>th</sup>* day of *February* 2025.