



An
Bord
Pleanála

Board Order ABP-321290-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0692/WEB

Appeal by Tommy and Breege O'Keeffe care of Lennon O'Keeffe Design Architects of Sinnottstown Business Park, Drinagh, Wexford, County Wexford against the decision made on the 25th day of October, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Bebhin Sparks and Conor Gahan care of Bright Design Architects of 4 Seafield Park, Booterstown, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of single storey extension, garage and shed to the side and rear, construction of a new single storey extension to the side and rear with one number rooflight to the rear and canopy to the rear, single storey entrance canopy to the front, widen existing vehicular entrance to 3.5 metres, and all associated internal alterations, drainage and ancillary works; all at 34 Seafield Road, Booterstown, Blackrock, 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 character of existing development in the area, the design and scale of the proposed development, and the provisions of the Dún Laoghaire-Rathdown Development Plan 2022-2028, in particular Section 12.3.7.1 (Extensions to Dwellings), 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 seriously injure the residential amenity of surrounding properties. 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 the 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. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, 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.

3. All external finishes, including roof finishes, shall harmonise in respect of material, colour and texture with those of the existing dwelling on site unless otherwise indicated on plans submitted.

Reason: In the interest of visual amenity.

4. The width of the proposed widened existing vehicular entrance shall be a maximum of 3.5 metres and the footpath, including any grass verge, in front of the vehicular entrance shall be dished and strengthened at the developer's own expense including any moving/adjustment of any water cocks/chamber covers and all to the satisfaction of the appropriate utility company and planning authority. With regard to the dishing and strengthening of the footpath, including any grass verge, in front of the vehicular entrance, the developer shall contact the road maintenance and control section of the planning authority to ascertain the required specifications for such works and any required permits.

Reason: In order to comply with Section 12.4.8.1 General Specifications (of 12.4.8 Vehicular Entrances and Hardstanding Areas) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of public health and surface water management.

6. Site development and building works shall be carried out 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 agreement has been received from the planning authority.

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

7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

8. 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 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.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 18 day of March 2025