

An
Bord
Pleanála

Board Order
ABP-321331-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0486/WEB

Appeal by Fergus Hickey care of BPS Planning and Development Consultants of PO Box 13658, Dublin against the decision made on the 30th day of October 2024, by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Marlis and Jonathan Miller care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin.

Proposed Development: Demolition of part of the pitched roof, alterations to the internal layouts and the existing boundary wall to the lane and the construction of a new two-storey extension to the side with a pitched roof tied into the existing roof, the installation of two rooflights, changes to the interior layout and ancillary site works, all at Rowan Lodge, Ardeevin Road, Dalkey, 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 character of existing development in the area, the design, scale and massing of the development proposed, 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 the proposed development would constitute an acceptable form of development at this location and would not seriously injure the residential amenity of surrounding properties, including Glenrowan and properties in Knocknacree Park, would be acceptable in terms of open space and would not present a traffic safety hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, and in particular the concerns raised on the impact on residential amenity of Glenrowan, the Board concurred with the planning authority that the proposed extension on a reduced footprint with an increased garden area is sufficiently removed from the house at Glenrowan and will not have an overbearing nor overshadowing impact to such an extent to seriously injure the residential amenity of Glenrowan and can be expected in an urban environment.

Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application to the planning authority on the 7th day of October 2024, 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.

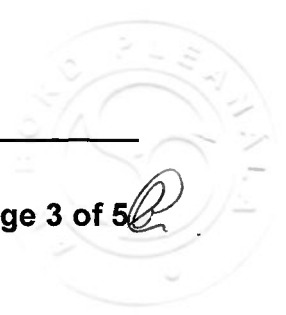
Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

Reason: To prevent unauthorised development.

3. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.



4. 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. Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS), that is permeable surfacing, and in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the County Development Plan 2022-2028.

Reason: In the interest of public health.

5. All necessary measures shall be taken prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works.

Reason: In the interest of orderly development.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Monday to Friday inclusive, 0800 to 1400 hours on Saturdays and no works permitted on site on Sundays and Public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. Details of the road network to be used by construction traffic and by the long-term maintenance traffic shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of traffic safety.

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.



Mick Long

Member of An Bord Pleanála

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

Dated this 20 day of March 2025.