



An
Bord
Pleanála

Board Order ABP-321400-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24B/0428W

Appeal by Seamus and Fiona Kelly of 90 Barton Drive, Rathfarnham, Dublin against the decision made on the 11th day of November, 2024 by South Dublin County Council to grant subject to conditions a permission to Tomas and Joanne Sheehy 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, raising of existing gable c/w window, new access stairs, two number roof windows to the front and flat roof dormer to the rear, all at 88 Barton Drive, Rathfarnham, 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 for the area, the development standards of the South Dublin County Development Plan 2022-2028, the specific characteristics of the site, and the pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the area, would not seriously injure the residential or visual amenities of the area, and would constitute an acceptable form of development at this location. The proposed development 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. The proposed window on the side gable shall be permanently obscured.

Reason: In the interest of residential amenity.

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3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0900 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 amenity of property in the vicinity.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 07 day of March 2025.