

An  
Bord  
Pleanála

## Board Order ABP-322014-25

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### Planning and Development Acts 2000 to 2022

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

**Planning Register Reference Number:** D24B/0537/WEB

**Appeal** by Gregory Moore care of Armstrong Planning of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 14<sup>th</sup> day of February, 2025 by Dún Laoghaire-Rathdown County Council to grant permission, subject to conditions, to Declan Corcoran care of Atelier Rae Architecture and Design of Richmond Lodge, 2 Richmond Green, Monkstown, County Dublin for the proposed development.

**Proposed Development:** Demolition of the existing chimney and open fireplace, and construction of a new additional second floor flat roof extension on top of the existing first floor flat roof, with associated roof lights, new roof coverings, windows, and related works at 2 Cambridge Close, Sandycove Road, Sandycove, 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 nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and would not be injurious to the visual or residential amenities of the area, would not unduly impact upon the visual setting of the adjacent Protected Structure, Cambridge House, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

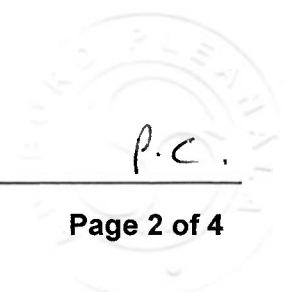
## Conditions

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 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 entire dwelling shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units.

**Reason:** To define the scope of the permission.



3. The glazing to the window serving the studio shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

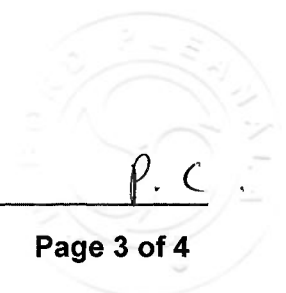
**Reason:** In the interest of protecting the residential amenities of adjacent properties.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and 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 residential amenities of adjoining property in the vicinity.



6. All necessary measures shall be taken by the applicant and/or developer to; -
- (a) 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
  - (b) Repair any damage to the public road arising from carrying out the works
  - (c) Avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

**Reason:** To safeguard public amenities and in the interest of traffic safety.



**Patricia Calleary**

**Member of An Bord Pleanála**

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

Dated this 16<sup>th</sup> day of June 2025