



An
Coimisiún
Pleanála

Commission Order

ABP-322132-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0488/WEB

Appeal by Peter Brazel of 14 Kingston Walk, Ballinteer, Dublin against the decision made on the 25th day of February, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ken Figgis care of Cummins and Voortman Limited of Suite 8, Stokes Court, Rear of 7 Dundrum, Main Street, Dundrum, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to the rear of an existing two-storey dwelling, internal modifications, landscaping, SUDS (rainwater harvesting butt) and all ancillary site and other works, all at 13 Kingston Walk, Kingston, Ballinteer, 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 pattern of development in the area, which is characterised by semi-detached suburban houses with front and rear gardens, and the policy framework provided by the Dun Laoghaire-Rathdown County Development Plan 2022-2028 for domestic extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant negative impact on the visual and residential amenities of the adjoining property at 14 Kingston Walk, would be in accordance with Section 12.3.7.1 (ii) (Extensions to the Rear) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and 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, as amended by the further plans and particulars received by the planning authority on the 4th day of February, 2025, 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.

P.C.

2. 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.

3. Site development and building works shall be carried out only between the hours of 0800 to 1800 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 approval has been received from the planning authority.

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

P.C.

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 prior to the 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 Coimisiún 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.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *27* day of *June* 2025.

