

An  
Bord  
Pleanála

**Board Direction**  
**BD-019428-25**  
**ABP-321648-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2025.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Reasons and Considerations**

Having regard to the provisions of the Dún Laoghaire-Rathdown Development Plan 2022-28, including Section 12.3.7.1 and Section 12.4.8, the character of the area, the scale and nature of the domestic development, and the inner suburban context, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area and would and would be acceptable in terms of traffic safety and convenience. 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 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 proposed development shall be modified as follows:

- (a) The proposed external access deck/balcony to the rear of the house shall be omitted from the proposed development. The external fire escape door shall be omitted and replaced with an appropriate window type with opaque glazing.
- (b) The proposed raised front boundary wall shall be omitted from the proposed development. The front boundary with widened entrance (max 3.5 metres) shall be as per the existing height, with a low boundary wall and hedging.
- (c) The proposed dormer window on the front elevation shall be omitted from the proposed development.

**Reason:** In the interest of complying with the regulations regarding public notices, and in the interest of visual and residential amenity.

3. The width of the proposed widened vehicular entrance shall be no more than 3.5 metres in accordance with Section 12.4.8.1 General Specifications of the current Dún Laoghaire-Rathdown County Development Plan 2022-2028. Any proposed gates shall be inward opening only and shall be manually operated.

**Reason:** In the interests of traffic and pedestrian safety, and to comply with Development Plan standards.

4. The proposed attic area shall be used as either an office and/or as storage and shall not be used as habitable accommodation.

**Reason:** In the interests of clarity and to ensure a proper standard of development.

5. The external finishes of the proposed extension and alterations shall harmonise with those of the existing dwelling in respect of colour and texture. Details shall



be the subject of written agreement with the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

6. The proposed dormer window to the rear shall be finished in timber or aluclad, to match the colour of the dormer box and existing roof. Any proposed replacement windows shall match the existing on a one-for-one basis. The remaining material finishes of the development shall be as per the submitted plans and particulars, unless otherwise agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

7. Site development and building works shall be carried out between the hours of 0700 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 amenity of property in the vicinity.

8. All necessary measures shall be taken by the developer to:
  - (a) prevent any mud, dirt, debris or building material being carried out 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, and
  - (c) avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

**Reason:** To protect the amenities of the area and in the interest of road safety.

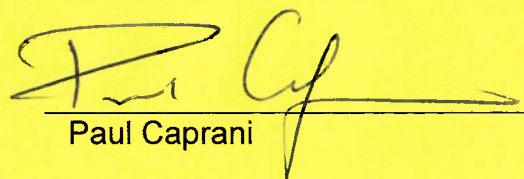
9. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.
- Reason:** To prevent flooding and in the interests of sustainable drainage.
10. 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.

Note: The Board in its deliberations considered the proposed dormer window to the front of the dwelling to be visually incongruous and would detract from the visual amenities of the area particularly having regard to the absence of front dormer windows in buildings in the vicinity and also the presence of protected structures in the vicinity. For this reason the Board decided to omit the front dormer window.



**Board Member**

  
Paul Caprani

**Date:** 09/04/2025