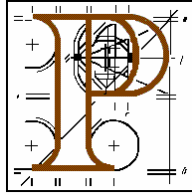


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D10B/0399

An Bord Pleanála Reference Number: PL 06D.238120

APPEAL by Alastair and Olive Graham care of Peter Roberts Architects of 78 Patrick Street, Dun Laoghaire, County Dublin against the decision made on the 12th day of November, 2010 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Alan and Concepta Corbett care of AK Design of 182 Kildare Road, Crumlin, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (a) A recessed single storey extension at first floor level over the existing garage and utility to the side with pitched roof and (b) a ground floor canopy to the front with pitched roof at 14 Rock Lodge, Killiney, 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.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the existing residential use on the site and the design, scale and nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would 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 points of detail 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. Surface water from the site shall not be permitted to drain onto the adjoining public road or adjoining properties.

Reason: In the interest of traffic safety.

3. The proposed window to the side/gable elevation at first floor level shall be omitted.

Reason: In the interest of residential amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2011.