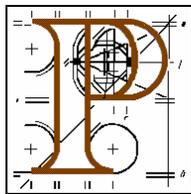


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Dún Laoghaire – Rathdown County

Planning Register Reference Number: D14B/0100

An Bord Pleanála Reference Number: PL06D.243451

APPEAL by Brian and Helen McDonald of Garden Apartment, 6 Grosvenor Terrace, Monkstown, County Dublin against the decision made on the 14th day of May, 2014 by Dún Laoghaire–Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolish a single storey flat and pitched roof extension at the rear of an existing two storey dwelling and replace with a two storey pitched roof extension to the rear of the two storey dwelling, new roof windows and all associated site works at 51 Saint Fintan’s Villas, Deansgrange, County Dublin.

DECISION

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 2 so that it shall be as follows for the reasons set out.

The proposed first floor extension shall be recessed along the Eastern boundary with the adjacent property by a depth of 1.7 metres (North-South direction) for a width of 3 metres (East-West direction). Drawings showing this amendment, including revised roof proposals shall be submitted to and agreed in writing with, the planning authority prior to commencement of work on site.

Reason: To protect residential amenity.

REASONS AND CONSIDERATIONS

It is considered that the extension as proposed could have an overbearing and overshadowing effect on the property to the East and that it therefore requires modification in order to protect residential amenity.

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.

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

Dated this day of 2014.