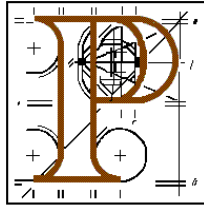


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

## AMENDMENT OF BOARD ORDER

Dún Laoghaire-Rathdown County

**Planning Register Reference Number: D14A/0478**

An Bord Pleanála Reference Number: PL 06D.244818

**DEVELOPMENT CONCERNED:** Alterations and additions to an existing detached two-storey dwelling, comprising the demolition of existing single-storey kitchen, utility and garage structures to eastern gable end and the construction of new single storey garage and utility room area in lieu, including a new two-storey extension comprising a new kitchen area at ground floor level and two new bedrooms and a family bathroom at first floor level, together with a new two-storey extension to western gable end comprising new living room and study accommodation at ground floor level and a new en-suite at first floor level, new velux rooflights to existing attic store area and the construction of a new single-storey family room extension to rear, together with the widening of two number existing vehicular entrance gates and the provision of new railings to existing front boundary wall and all associated works at 1 Maple Road, Clonskeagh, Dublin.

**WHEREAS** the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 17<sup>th</sup> day of August, 2015:

**AND WHEREAS** it has come to the attention of the Board that condition number 2 of the said Board Order should be amended pursuant to section 146A of the Planning and Development Act, 2000, as amended, in order to facilitate the operation of the permission,

**AND WHEREAS** the Board considered that the correction of the above-mentioned matter would not result in a material alteration of the terms of the development, the subject of the decision,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as inserted by section 30 of the Planning and Development (Strategic Infrastructure) Act 2006, the Board hereby amends the above-mentioned decision so that condition number 2 of its order and the reason therefor shall be as follows:

2. The proposed garage/boot room and bin storage element shall be omitted from the proposed development. Details of the necessary modification, which shall provide for finishes to any new external walls to match the external finishes of the remainder of the dwelling, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** This portion of the proposed development would break the established building line largely maintained by the adjacent dwellings on Maple Road and would be contrary to the visual amenity and established character of Maple Road.

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

**Dated this            day of            2016.**