



---

**Planning and Development Acts 2000 to 2020**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD20B/0184**

**Appeal** by Sean and Mairead Reidy care of Jerry Hannigan of 24 Griffith Avenue, Drumcondra, Dublin against the decision made on the 31<sup>st</sup> day of July, 2020 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of the existing bay window extension to the front of the study at ground floor level; Permission for an extension to the front of the existing bedroom 3, to provide an enlarged bedroom and associated alterations to the existing balcony at first floor level, together with the relocation of the existing solar panels on the new south facing hipped roof over bedroom 3 and roof window to the front over the first floor landing, all at 2 Primrose Lane, Lucan, County Dublin.

## **Decision**

**Having regard to the nature of the condition 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 REMOVE condition number 1(c) and the reason therefor.**

## **Reasons and Considerations**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, to the pattern of development in the area, and to the scale and form of the proposed development, it is considered that the omission of condition number 1(c) would be acceptable and would not seriously injure the visual or residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **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.

---

**Stephen Bohan**

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

**Dated this            day of            2021.**