



An
Bord
Pleanála

Board Direction
BD-017613-24
ABP-319322-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 2

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, in particular Section 12.3.7.1 (Extensions to Dwellings) of Chapter 12, which sets out development management standards for all new domestic extensions, it is considered that, having regard to the nature and scale of the proposed development, established building lines along Lower Churchtown Road, the character of the existing dwelling house, and that of adjacent residential properties, Condition 2 as attached to the planning authority's decision is reasonable and necessary to achieve the standards set out in the Development Plan regarding the protection of established building lines and minimising the impact of domestic extensions on the established visual and residential amenities of adjacent properties, in the interest of the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the inspector recommendation to refuse planning permission, the Board shared the view expressed by the inspector

that the proposed extensions, as submitted, would not be acceptable at this location having regard to the design, scale and bulk of the proposed development, and potential impact on the established building line. However, on the facts of the case, the Board determined that the amendments required by Condition 2, would be sufficient in the circumstances to provide for an amended form of development which would be in accordance with the proper planning and sustainable development of the area.

In addition, the Board considered that concerns raised in the inspectors second recommended reason for refusal, regarding the floor area of previous extensions, and potential issues of regulatory compliance, are matters best addressed by the planning authority.

Board Member:


Liam McGree

Date: 30/09/2024