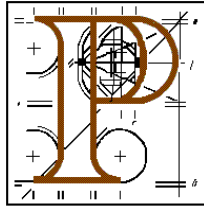


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0586

An Bord Pleanála Reference Number: PL 06D.245837

APPEAL by Art O'Carroll and Rosie Carley of 11 Kill Avenue, Dún Laoghaire, County Dublin against the decision made on the 6th day of November, 2015 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to John Keegan care of Granville Design Service of 55 Granville Road, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of change of use from garage to family flat of existing single storey flat roof extension at side of existing dwellinghouse at 10 Kill Avenue, Dún Laoghaire, 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 'Residential' zoning objective for the area as set out in the Dún Laoghaire-Rathdown Development Plan 2016-2022, and to the scale and nature of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the retention of the family flat would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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 details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing dwelling and proposed family flat extension shall be jointly occupied as a single residential unit and the family flat shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling. The family flat shall be used for private domestic use only and it shall be reintegrated into the main dwellinghouse when no longer required.

Reason: To restrict the use of the extension in the interest of residential amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

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

Dated this day of 2016.