

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15B/0354

An Bord Pleanála Reference Number: PL 06S.246260

APPEAL by Connie O'Byrne care of Collins Maher Martin of Dodder Park Road, Rathfarnham, Dublin against the decision made on the 9th day of February, 2016 by South Dublin County Council to grant subject to conditions a permission to Howard Slattery care of Straightline Architecture and Interiors of 5/9 Terenure Place, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of one number dormer to front of existing roof, two number roof windows to front, conversion of attic space to storage area and widening of existing first floor balcony to the front at 14 Castlelands, Castleside Drive, Rathfarnham Castle, 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 nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining neighbours or the character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out 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 condition.

Reason: In the interest of clarity.

2. The external finishes of the proposed attic conversion extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of orderly development and the visual amenities of the area.

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

Dated this day of 2016.