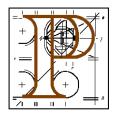
An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16B/0172

An Bord Pleanála Reference Number: PL 06D.246904

APPEAL by John and Justine Hurley care of ABA Architects of 17 Londonbridge Road, Sandymount, Dublin against the decision made on the 17th day of June, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: A two-storey extension (area 78.48 square metres) to an existing semi-detached two-storey dwellinghouse (existing area 119.86 square metres) at 30 Beaufield Park, Stillorgan, 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 7 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the design of the front elevation fenestration, which has adequate regard to the proportions and character of the existing dwelling and adjoining dwellings, it is considered that the window would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would not set an undesirable precedent for other similar developments in the area. It is, therefore, considered that the removal of condition number 7 would 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.

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

Dated this day of 2016.