# An Bord Pleanála



## PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## South Dublin County

## Planning Register Reference Number: SD16B/0401

An Bord Pleanála Reference Number: PL 06S.248127

**APPEAL** by Brendan and Tish O'Sullivan care of Eamonn Weber of 180 Rathgar Road, Dublin against the decision made on the 8<sup>th</sup> day of February, 2017 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:** A single storey extension at rear and first floor extension at rear at number 231 Templeogue Road, Templeogue, 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 2 and the reason therefor.

#### **REASONS AND CONSIDERATIONS**

Having regard to:

- (a) the provisions of the South Dublin County Development Plan 2016-2022,
- (b) the nature, scale and orientation of the development proposed, and
- (c) the pattern of development in the area,

the Board did not consider that particular circumstances arose that would necessitate the reduction in the depth of the extension.

#### 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 2017.