

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16B/0500**

An Bord Pleanála Reference Number: PL 06D.248138

**APPEAL** by Bryony October care of Simon Hoe Architect of 13 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 10<sup>th</sup> day of February, 2017 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:** Demolition of existing rear extension and erection of ground floor rear extension to residence at 3 Synnott Terrace, Dun Laoghaire, 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 2 and the reason therefor.

## **REASONS AND CONSIDERATIONS**

Having regard to the nature of the proposed development, inclusive of an all-weather garden, and to the limited scale, bulk, height and layout of the proposed development, it is considered that the proposed development would provide a satisfactory standard of accommodation for residents of the property and would not result in any significant adverse impacts on the amenity of residents in the vicinity. The imposition of condition number 2 is, therefore, not considered necessary in the interest of proper planning and sustainable development.

## **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.

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

**Dated this      day of                      2017.**