



An
Bord
Pleanála

Board Order
PL 06S.248150

Planning and Development Acts 2000 to 2016

Planning Authority: South Dublin County

Planning Register Reference Number: SD16B/0406

Appeal by Niall and Liz Turner of 13 Kennington Crescent, Templeogue, Dublin against the decision made on the 10th 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: Development consisting of: (1) the construction of a first floor extension (seven square metres) to the rear, over the existing kitchen construction and associated matching pitched roof construction, (2) the inclusion of two number windows to the side gable, one each at ground floor and first floor levels, and the inclusion of two number roof windows to the side roof slope, all at 13 Kennington Crescent, 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 AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The proposed extension shall be amended as follows:
 - (a) The proposed high level window on the first floor side north-western elevation shall be omitted and replaced with a roof light on the north-east facing roof slope as indicated on Drawing Number P-04 Rev A submitted to the Board on the 9th day of March 2017.
 - (b) The proposed window on the first floor side south-eastern elevation shall be glazed with obscure glass as indicated on Drawing Number P-06 Rev A submitted to the Board on the 9th day of March 2017.
 - (c) The proposed high level window on the ground floor side south-eastern elevation shall be glazed with obscure glass.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

Reasons and Considerations

Having regard to the existing and proposed side gable windows and the relationship with existing residential development in the vicinity, it is considered that the proposed modifications to windows and roof lights are warranted, in order to protect the residential amenities of adjacent properties, and in the interest of 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 2017