



An
Bord
Pleanála

Board Order
PL 06D.248295

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0018

Appeal by Darren and Paula O'Neill care of Michael Halligan Planning Consultants of Seapoint House, Balbriggan, County Dublin against the decision made on the 8th day of March, 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: Construction of dormer style roofs to the rear and side, window projection to rear on stair core, resulting in a change of roof profile and rear wall elevation, addition of roof lights in front and rear elevation, thus allowing the use of the attic space as a habitable room with minor alteration inside to allow for stairs and all ancillary site works, all at number 86 The Rise, Mount Merrion, 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 ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the design and architectural expression of the existing building, which is considered to be an exemplar of nineteenth and twentieth century buildings that contribute to the character of this area of Mount Merrion, it is considered that the proposed side dormer window would be inappropriate and contrary to the provisions of Policy AR8 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, which policy is considered to be reasonable. Accordingly, it is considered that the imposition of condition number 2, which required the omission of this side dormer, was appropriate and reasonable.

