



An
Bord
Pleanála

Board Order
PL 06D.248311

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0031

Appeal by Anne Richardson care of James Shanley and Associates of Coolfore Road, Ardracran, Navan, County Meath against the decision made on the 13th 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 proposed extensions to front, side and rear of existing dwelling, amend and widen windows on front elevation, block up side windows on rear extension, application of render finish to existing front façade, use of attic space for domestic storage with proposed dormer window to rear, including all associated site works, all at 13 Llewellyn Close, Rathfarnham, Dublin.

Decision

Having regard to the nature of the conditions 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 3 and the reason therefor and to REMOVE conditions numbers 2 and 4 and the reasons therefor.

Reasons and Considerations

Having regard to the character and pattern of development in the area and the design and scale of the proposed development, it is considered that the proposed rear extension would not seriously injure the residential amenities of adjoining property, the proposed dormer extension would not be visually unacceptable and the proposed porch would not be out of character with the pattern of development in the vicinity, and therefore that the inclusion of conditions numbers 2 and 4 was not appropriate. However, it is considered that the proposed render finish to the front elevation would be out of character with the external appearance of adjoining properties, and therefore that the inclusion of condition number 3 was justified.

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