



An  
Bord  
Pleanála

**Board Order**  
**PL 06D.248457**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17A/0134**

**Appeal** by Rhona O'Byrne of 8 Green Road, Blackrock, County Dublin against the decision made on the 12<sup>th</sup> day of April, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Nigel Clarke care of Molloy Architecture and Design Studio of 9 McCurtain Street, Gorey, County Wexford in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of existing works to date which consist of the following: (a) Alteration to roof design from that which was previously granted under planning register reference number D14A/0819 and An Bord Pleanála appeal reference number PL 06D.245159 with associated works and permission to complete the works, all at 4 Green Road, Blackrock, County Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## 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.

## Reasons and Considerations

Having regard to the nature and scale of the development for which retention is sought, comprising altered roof profile to the southern wing of a dwellinghouse, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of property in the vicinity, is consistent with the zoning objective 'A – to protect and/or improve residential amenity' and would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. (a) This decision to grant permission is in respect of the altered roof design to the southern wing of the dwelling only.  
  
(b) The development shall otherwise be carried out in accordance with the terms and conditions of the planning permission granted under appeal reference number PL 06D.245159 (planning register reference number D14A/0819).

