

Board Order PL 06S.248557

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17B/0071

Appeal by Joseph Donaghey care of David Kelly of 276 Clontarf Road, Dublin against the decision made on the 26th day of April, 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: A single storey first floor bedroom extension (21square metres) located over the existing rear ground floor kitchen return with a new hipped and tiled roof to match the existing front roof, at 49 Cypress Drive, Cypress Downs, 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 REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

While the Board noted the Inspector's proposal that the pitched roof be removed and replaced with a flat roof, it was of the view that a pitched roof is more in keeping with the character of the area. The Board considered that the development as proposed would comply with the Zoning Objective A for the site and the provisions of Section 11 of the current development plan for the area, would be compatible with the visual and residential amenities of the area and would not seriously injure the residential amenities of adjacent properties. The proposed development would, therefore, be in accordance with 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

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