



An
Bord
Pleanála

Board Order
PL 06D.248774

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0322

Appeal by Jim and Angela Bradley care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 29th day of May, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Retention of (a) single storey extension to rear, (b) widened vehicle entrance to front and (c) rooflight to east elevation at 3 Linden Lea Park, Stillorgan, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations 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, scale and height of the development for which retention is sought, it is considered that the development for which retention is sought would be acceptable in terms of traffic safety and visual amenity and would not seriously injure the residential amenities of adjoining properties. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that given the separation distance and orientation with regard to the adjoining extension, the development for which retention is sought would not constitute an overbearing addition and would not cause overshadowing to a sufficient degree to warrant refusal.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017