



An  
Bord  
Pleanála

**Board Order**  
**PL 06D.248817**

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**Planning and Development Acts 2000 to 2017**

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

**Planning Register Reference Number: D17A/0343**

**Appeal** by Michael M. Upton and Síobhna Ní Bhroin care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 6<sup>th</sup> day of June, 2017 by Dun 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 a part single, part two-storey extension to front, side and rear of existing semi-detached dwelling including:- pitched roof porch to front, dormer window to rear of existing roof, flat and pitched roof construction, removal of existing chimney, rooflights, widening of the vehicular entrance, landscaping, and all associated works to facilitate the development, all at 6 Avoca Place, Blackrock, County 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, as amended, to REMOVE condition number 2 and the reason therefor, and replace it with a new condition number 2 so that it shall be as follows for the reason set out.**

2. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to An Bord Pleanála on the 3<sup>rd</sup> day of July, 2017.

**Reason:** In the interest of clarity

## **Reasons and Considerations**

It is considered that the revised submission made to the Board adequately addresses concerns raised by the planning authority in relation to adverse impacts arising from the proposed extension on existing residential amenity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

