



An
Bord
Pleanála

Board Order
PL 06D.249124

Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire-Rathdown County

Planning Register Reference Number: D17A/0535

Appeal by David and Debbie Carrigy care of Jakkulla Architecture and Design of 56A Ramleh Park, Milltown, Dublin against the decision made on the 4th day of August, 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: Demolition of an existing single storey extension to the rear of the existing dwelling measuring 20.5 square metres approximately and the construction of a two-storey extension to the rear of the existing dwelling measuring 50.8 square metres approximately, and retention of vehicular access widened to 3.5 metres, with all associated site works on site of 0.288 hectares at 26 Gledswood Avenue, Clonskeagh, 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 AMEND condition number 3 so that it shall be as follows for the reason set out.

3. The proposed development shall be amended in accordance with Option 2 of the modified drawings (3.1_104, 3.1_105, 3.1_106 and 3.1_107) which indicate the first floor rear extension with a depth of 3.95 metres and a pitched roof, as lodged with the appeal on the 25th day of August, 2017.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity and the residential amenities of adjoining properties.

Reasons and Considerations

Having regard to the pattern of development in the area which includes similar first floor rear extensions, and the amended proposals submitted to the Board which provide for a first floor rear extension with a reduced depth of 3.95 metres, it is, therefore, considered that the omission of the first floor rear extension is not warranted. It is considered that, subject to compliance with the amended condition, the proposed development would not detract from the character and would not seriously injure the visual amenity of this residential area or the amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

