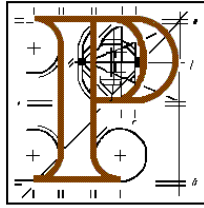


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0410

An Bord Pleanála Reference Number: ABP- 300329-17

APPEAL by Fergal Walsh care of ODKM Architects of 39 Fitzwilliam Street Upper, Dublin against the decision made on the 1st day of November, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations and extensions to existing part two-storey/part single storey mid terrace dwelling comprising (A) construction of a new 12.4 square metres single storey extension to the front, and (B) all associated site works at 41 Lower Churchtown Road, Churchtown, 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

Having regard to the limited nature and scale of the proposed development, it is considered that the imposition of condition number 2 is not warranted and that the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of visual impact and 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 2018.