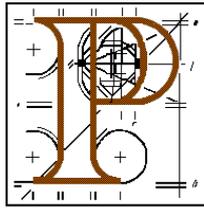


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D17B/0315

An Bord Pleanála Reference Number: ABP-300348-17

Appeal by Jean and Hugh McGuire of 24 Glencairn Drive, The Gallops, Leopardstown, Dublin against the decision made on the 14th day of November, 2017 by Dún Laoghaire-Rathdown Council to grant subject to conditions a permission to Niamh and Darren Connolly care of Built Environment Project Services of 2 Doonamana Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of existing attic to new habitable space to include bathroom, study and bedroom with associated new stairs, new dormer window to west elevation, new roof to replace existing hipped roof and two number new velux rooflights to east elevation at 2 Orby Way, The Gallops, Leopardstown, Dublin, as amended by the further public notice received by the planning authority on the 20th day of October, 2017.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 provisions of the current Development Plan for the area, and having regard to the pattern of existing development in the area and the design and scale of the proposed extension, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would comply with the provisions of the Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. 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 on the 20th day of October 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

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

Dated this day of 2018