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**Planning and Development Acts 2000 to 2017**

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

**Planning Register Reference Number: D17A/0838.**

**Appeal** by Pauline Walley of 27 Glenomena Grove, Booterstown, Blackrock, County Dublin and by others against the decision made on the 29<sup>th</sup> day of January, 2018 by Dún Laoghaire-Rathdown County Council in relation to the application by Joe Cunniam care of Frank Elmes of 1<sup>st</sup> Floor, 70 Saint Laurence Park, Stillorgan, County Dublin for permission for development comprising retention of alterations and additions providing a family flat in lieu of approved two-storey extension (planning register reference number D03B/0161), including: (1) Omission of approved open porch to the front on the south-east and north-east elevations. (2) Alterations to approved extension at ground floor to provide kitchen/dining area with internal stairs to first floor bedroom in lieu of utility room and shower room and lounge area in lieu of study. (3) Alteration to approved extension roof profile providing ridge height to match the ridge height of the existing house and to omit staggered fascia to the rear on the north-west and south-west elevations. (4) Alterations to approved extension at first floor bedroom to omit en-suite, provision of a wc and conversion of store room to bathroom for the family flat. (5) Provision of a landing window at first floor in the house to the rear on the south-west elevation, all at 8 Glenomena Grove, Blackrock, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the building and works and to refuse permission for use of extension as family flat).

## **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 Dún Laoghaire-Rathdown County Development Plan 2016-2022, the location of the site in an established residential area and its zoning for residential purposes, and to the nature, form, scale and design of the subject development, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area or give rise to a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 23<sup>rd</sup> day of March 2018, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.

2. The house shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

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

**Dated this            day of            2018.**