



Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire Rathdown County Council

Planning Register Reference Number: D17B/0579

Appeal by Conor and Helen Kavanagh care of Ryan W. Kennihan Architects of 30 Mountjoy Square, Dublin against the decision made on the 15th day of February, 2018 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: Development consisting of the demolition of the existing extension and shed to the rear and the construction of a new single storey extension to the rear of the existing single storey terraced house, with internal and external alterations including replacement of the existing windows and associated landscaping at 29 Carysfort Road, Dalkey, County 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 zoning objective for the area as set out in the Dún Laoghaire-Rathdown County Development Plan 2016 -2022, the established pattern of development in the area and the nature, scale and design of the proposed development, it is considered that, in the context of the dwelling within a terrace of dwellings and the precedent established by adjacent dwellings that Condition number 2 is not warranted.

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.

Stephen Bohan

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

Dated this day of 2018.