



Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18B/0076

Appeal by Mark McCrohan care of Jim Brogan of Unit B1 Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 10th day of April, 2018 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: The removal of the existing garage, boiler house, WC and utility and for the construction of a flat roof extension to the front, side and rear of the dwelling at ground floor level (65 square metres), a first floor flat roof extension to the rear of the dwelling (15 square metres) including proposed window at first floor level to the rear, one number roof light in the single storey flat roof extension and three number rooflights in the existing pitched roof, amendments to the existing dwelling including a new front entrance porch elevation, new rear patio and for all associated works above and below ground, all at 30 Knocksinna Park, Foxrock, 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 ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the zoning objective for the area, as set out in the Dun Laoghaire-Rathdown County Development Plan 2016 to 2022, to the established pattern of development in the area and to the nature, scale and design of the proposed first floor rear bedroom (bedroom number four) element of the scheme, as amended by the plans and particulars submitted to An Bord Pleanála on the 3rd day of May, 2018, it is considered that the proposed development, as amended, would seriously injure the visual amenities of the area and to permit same would be contrary to 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.

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

Dated this day of 2018.