



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18B/0093

Appeal by Eithne Casey care of Caitriona McArdle of 21A Primrose Street, Dublin against the decision made on the 23rd 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: Demolition of the existing garage to the side of the house (11.3 square metres) and the construction of a new en-suite bedroom (17.4 square metres) to the side of the house with door for universal access at 8 Abbey Park, Monkstown, 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 AMEND condition number 5 so that it shall be as follows for the reason set out.

5. The link between the main dwelling and the proposed extension shall be maintained. The extension shall not be used as a separate dwelling with its own curtilage and shall not be let or sold as a flat independent of the main dwelling.

Reason: In the interest of orderly development and residential amenity.

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, the established pattern of development in the area and the nature, scale and design of the proposed ground floor extension, it is considered that the amended condition number 5, omitting reference to 'family member', would be satisfactory to protect the amenities of the area or of property in the vicinity.

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.

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

Dated this day of 2018.