



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18B/0112

Appeal by Anthony and Cara Murphy of 23 Beech Grove, Lucan, County Dublin against the decision made on the 21st day of May, 2018 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single-storey rear extension comprising a bedroom, ensuite and store room. The works will include all associated site works and services at 23 Beech Grove, Lucan, 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 nature and scale of the proposed extension, it is considered that the extension as proposed, in a location currently occupied by garden sheds, would not seriously injure residential amenities.

In deciding not to accept the Inspector's recommendation to attach condition number 2, the Board had regard to the limited width available, the height at the eaves and ridge, and considered that the proposed development would not have an overbearing effect and would be in accordance with 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.

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

Dated this day of 2018.