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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18B/0185.**

**Appeal** by Lisa and Niall McKenna care of O'Connor Whelan of 222-224 Harold's Cross Road, Dublin against the decision made on the 14<sup>th</sup> day of June, 2018 by Dún Laoghaire-Rathdown County Council in relation to the application by Lisa and Niall McKenna for permission for development comprising retention of alterations to a previously granted permission planning register reference number D16B/0112, consisting of an increase in the size of the new rear dormer, a decrease in the height of the new roof to the front, the resizing of the proposed window to the side, an additional window to the side and the resizing of the new ground floor window to the front. Furthermore, the proposed works of raising the existing roof, the demolition of the existing chimney to side and the installation of rooflights to the side were not carried out, all at Cnoc Bree, Hyde Road, Glenageary, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to a condition a permission for retention of development to the front, side and ground level to the rear and to refuse permission for retention of the enlarged dormer structure located on the rear roof slope).

## **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 condition 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 nature, scale and design of the alterations to be retained, and to the pattern of development in the area, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Condition**

The development shall be retained and completed in accordance with the plans and particulars lodged with the application and by the further plans and particulars received by An Bord Pleanála on the 9<sup>th</sup> day of July, 2018.

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

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

**Dated this            day of            2018.**