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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18B/0226**

**Appeal** by Kenneth Keogh care of ARGO Development Studio of 23 South Great George's Street, Dublin against the decision made on the 17<sup>th</sup> day of July, 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:** Permission for an 11 square metres single-storey, flat roofed, rendered extension and the introduction of a 16.7 square metres, zinc clad first floor level to the rear of this single storey dwelling. Also, the demolition of an existing single storey extension and back wall and includes raising the existing roof height at the back of the property, an internal courtyard, new sky-lights to the front section roof, alterations to the internal layout and all associated site works at 44 Coldwell Street, Glasthule, 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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, to the pattern of development in the area, to previous precedents of similar development and to the nature, form, scale and design of the proposed development, it is considered that, subject to the removal of condition number 2, the proposed development, including the first floor extension that projects beyond the rear elevation of the dwelling accommodating a w.c/bathroom, would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, 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.

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

**Dated this            day of            2018.**