



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18B/0215

Appeal by Patrick Slavin of 94 The Old Forge, Lucan, County Dublin against the decision made on the 25th day of October, 2018 by South Dublin County Council to grant subject to conditions permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of roof profile from hip roof to gable wall, new skylights to front and rear, new window to side and all related works at 94 The Old Forge, Lucan, County Dublin.

Decision

Having regard to the nature of the conditions 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 and to AMEND condition number 3 so that it shall be as follows for the reason set out.

Reasons and Considerations

Having regard to the nature and scale of the development and the pattern of development at this location, the proposal for the change in roof profile from hipped to gable end would have no significant or adverse impact in the context of the visual amenity of the area, and the proposal for a side window subject to restriction requiring obscure glazing, would have no significant or adverse impact on adjoining amenity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

3. The proposed window on the side elevation shall be fitted with obscure glazing and shall be permanently maintained as such.

Reason: In the interests of privacy and residential amenity.

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.

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

Dated this day of 2019.