



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0879

Appeal by Sarah and Michael Wilson care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 7th day of November, 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: (a) Construction of a single storey flat roofed extension to rear, (b) dormer rooflight to attic to rear, (c) stairs to East elevation, (d) rooflight to North (front) and East (side) elevations and (e) widen existing vehicle entrance to front, all at 20 Landscape Avenue, Churchtown, 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 2 so that it shall be as follows for the reasons set out.

2. Prior to the commencement of development, the applicant shall submit revised plans for the written approval of the planning authority as follows:

The proposed external staircase on the east elevation and associated side door at first floor level shall be omitted in their entirety. The overall height of the ground floor rear extension shall be reduced by 100 millimetres.

Reason: To protect the residential amenity of surrounding properties.

Reasons and Considerations

Having regard to the provisions of the current Dún Laoghaire-Rathdown County Development Plan 2016-2022, to the pattern of development in the area and the scale and form of the proposed development, it is considered that the amendment of condition number 2 would be appropriate and 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.

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

Dated this day of 2019.