



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/1113

Appeal by Clóda Griffin and others of 10 Spitalfields, Liberties, Dublin against the decision made on the 30th day of January, 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to David and Sarah O'Connell care of Camillus Kilpatrick of 32 Clonard Road, Sandyford, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Partial demolition of existing single storey structure to rear of existing dwelling and for retention of remaining area of 14 square metres to be used as bedroom with en-suite. Also for new works to connect back to the main dwelling through new lobby area with access to the rear garden and side passageway, together with internal alterations to existing kitchen/dining room at 38 Broadford Close, Ballinteer, Dublin.

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 conditions 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 zoning objective for the site and the policies of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, and to the scale and extent of the development proposed for retention and completion, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and completion would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of traffic safety and convenience. The development proposed for retention and completion would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All modifications permitted to the development to be retained shall be completed within six months of the date of this Order.

Reason: In the interest of orderly development.

3. The existing dwelling and extension to be retained and completed shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

Paul Hyde

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

Dated this day of 2019.