



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/1193

Appeal by Dominic McGinn of 45 York Road, Dún Laoghaire, County Dublin against the decision made on the 15th day of February, 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Anne Murphy care of Stephen Parker Architects of 12 Clarinda Park North, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Amendments to extended dwelling under planning register reference number D13B/0240 including 1. Reduction in ground floor front extension; 2. Additional bay window to rear. 3. Form and materials of main roof, dormer roofs and annex roofs; 4. Changes to front and rear elevation fenestration. 5. Recessed vehicular entrance. 6. Demolition and reconstruction of stone wall. All at 'Menloe', 19A, York Road, Dún Laoghaire, County 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 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 and design of the development for which retention is sought, to the general character and pattern of development in the area and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that, subject to compliance with the condition set out below, the development for which retention is sought would not seriously injure the amenities of properties in the vicinity, would not be out of character with the area and would be acceptable in terms of traffic safety and convenience. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

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

Dated this day of 2019.