



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0003

Appeal by David Watchorn of 4 Pembroke Cottages, Booterstown, Blackrock, County Dublin against the decision made on the 26th day of February, 2019 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: Works to protected structure consisting of partial demolition of existing pitched single storey rear extension and enclosure to side passage; replacement with an enlarged rear ground floor kitchen extension with partial flat roof incorporating larger kitchen/dining space; partial renovation of side passage accommodation with new flat roof and Velux rooflight; new glazed opening in bathroom gable wall; new dormer roof window to mezzanine accommodation to replace existing rooflight; new larger Velux to replace existing rooflight to living room; together with all associated site works at 4 Pembroke Cottages, Booterstown, 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 ATTACH condition number 2 and the reasons therefor.

Reasons and Considerations

Having regard to the scale and design of the proposed dormer window and the pattern of development in the area, it is considered that the proposed development would seriously injure the special architectural interest of the Protected Structure and the Architectural Conservation Area and, as such, would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to remove condition number 2, the Board did not agree that the proposed dormer window would not detract from the special architectural interest of the Protected Structure and the Architectural Conservation 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.

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

Dated this day of 2019.