



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19B/0127

Appeal by Cormac Ó Dubhthaigh and Zane Lidaka of 58 Stepside Park, Stepside, County Dublin against the decision made on the 1st day of May, 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: Demolition of sunroom and construction of single storey extension to rear, construction of two dormer windows to front for new attic room, provide new window in attic north gable wall, construction of lean-to roof to north side passage and associated site works at 58 Stepside Park, Stepside, 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 Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the nature, scale and location of the proposed development, and to the pattern of development in the area, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 2, are not warranted. The proposed development, with the omission of condition number 2, would not have a significant impact on the residential or visual amenities of the area, and would, otherwise, be in accordance with the proper planning and sustainable development of the area

In not agreeing with the Inspector's recommendation, the Board had regard to the location of the proposed dormer development which does not directly overlook any other property to the front, was satisfied that the proposed development would not injure the residential amenity of the property in the area, and would not materially contravene the zoning objectives of the current Dún Laoghaire-Rathdown County Development Plan.

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.

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

Dated this day of 2019.