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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D19A/0154**

**Appeal** by Gay and Michael Gilmartin care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 29<sup>th</sup> day of April, 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Aidan and Kate Hsu care of Extend Architectural Services of 14 Castle Street, Dalkey, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of alterations made to the two-storey over basement, detached house permitted under planning register reference number D17A/1076, decision date 7<sup>th</sup> day of February, 2018. Changes to the front façade (north elevation) include the re-design of the permitted first floor box window into a two-storey bay window with pitched roof, alterations to the window openings and design at ground and first floor. Omission of the roof lights to the side (east elevation) and relocation of the roof light to the side (west elevation) of the main roof. Omission of the ground floor window to the side (west elevation). Alterations to the size, design and location of windows and door on the ground and first floor to both sides. Extension of the rear ground floor to create window seat. Alterations to the window and door

openings and design to the rear façade. Extension of the basement by an additional 8.1 square metres. New fence to the side and rear along the eastern boundary. Minor alterations in the main building height, footprint of the building and associated site works. All at “Brookville”, 25 Stradbroke Lawn, Blackrock, 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 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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the development for which retention is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.

2. All bathroom and en-suite windows shall be fitted and permanently maintained with obscure glass. The use of film is not acceptable.

**Reason:** In the interest of residential amenity.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**