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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: D19A/0321**

**Appeal** by David Quinn care of Mary Donohoe Architects of “Albemar”, 29 Corrig Road, Dalkey, County Dublin against the decision made on the 4<sup>th</sup> day of July 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:** Alterations including the demolition of existing garage to the side and outhouses to the rear, the construction of a new two-storey extension to the side and rear of existing two-storey dwelling, the widening of existing vehicular entrance to accommodate two cars to the front and all associated site works, all at 58 Saint Begnet's Villas, Dalkey, 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 REMOVE condition number 2 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the established pattern of development, specifically the ground floor rear extension to the adjoining property to the west, and to the nature and scale of the proposed rear extension, it is considered that, notwithstanding the removal of condition number 2, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable within the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the 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.

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**Paul Hyde**

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

**Dated this            day of            2019.**