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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dun Laoghaire Rathdown County Council**

**Planning Register Reference Number: D19B/0246**

**Appeal** by Glenn Cran and Sarah Carroll care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 10<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:** Permission for the demolition of a single storey extension and outhouse to the rear of the existing house and construction of a part single storey part two-storey extension to the rear of the existing house, internal alterations, five number roof lights and associated site works, all at 59 Albert Road Lower, Glenageary, 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, to the established pattern of development in the vicinity and to the nature and scale of the proposed first floor rear extension, it is considered that the first-floor extension would not be overly dominant and overbearing when viewed from the adjoining property to the north of the development and would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

In deciding not to accept the inspector's recommendation to attach condition number 2, the Board was satisfied that the proposed development would not injure the visual amenities of the area or of the streetscape and would, therefore, be in accordance with the proper planning and 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.**