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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: D19B/0380**

**Appeal** by Malcolm and Colma Hughes care of DMOD of Cathedral Court, New Street, Dublin against the decision made on the 7<sup>th</sup> day of October, 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 extensions and changes to the front elevation and for a new front dormer window, to the front elevation, comprising the construction of (1) a projecting window seat where the existing front door is located, (2) a large bay window where the former family room window is located, (3) adjustments in relation to the existing bay windows at ground and first floor level and (4) attic conversion to a habitable space to include a triangular dormer window. All the works described are to the front of the existing dwelling, all at Monread, Marine Parade, Sandycove, Dún Laoghaire, 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 zoning objective for the area, as set out in the Dún Laoghaire-Rathdown Development Plan 2016-2022, to the established pattern of development in the area and along Marine Parade, together with the nature, scale and design of the proposed alterations to the front elevation, the Board considers that the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity 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            2020.**