



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19B/0450

Appeal by Olivia and Briain Kavanagh care of Ryan and Lamb Architects of 41 Baggot Street Lower, Dublin against the decision made on the 6th day of December, 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: Construction of a first-floor flat roofed extension to the side of the existing house, internal alterations, associated site works and services. All at 16 Saint Catherine's Park, Sandycove, 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

The proposed development comprises a domestic extension to a permitted residential use. Having regard to the modest scale of the proposed development and the pattern of development in the area, including domestic extensions, it is considered that the proposed development would not seriously injure the visual or residential amenity of the area and would be in accordance with the zoning objective for the area as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2020 and 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.

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

Dated this day of 2020.