



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: Ref4520

WHEREAS a question has arisen as to whether the fitting of external insulation on a 64 square metre gable of a west facing solid wall which has a brick facing at 7 Shanganagh Terrace, Killiney, County Dublin is or is not development or is or is not exempted development:

AND WHEREAS William Fleton of 7 Shanganagh Terrace, Killiney, County Dublin requested a declaration on this question from Dún Laoghaire-Rathdown County Council and the Council issued a declaration on the 6th day of July, 2020 stating that the matter is development and is not exempted development:

AND WHEREAS William Fleton referred the declaration for review to An Bord Pleanála on the 20th day of July, 2020:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) section 3(1) of the Planning and Development Act, 2000, as amended,
- (c) section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) section 82(1) of the Planning and Development Act, 2000, as amended,
- (e) Article 6(1) and Article 9(1) of the Planning and Development Regulations, 2001, as amended, and
- (f) the character and pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that -

- (a) the fitting of external insulation on a 64 square metre gable of a west facing solid wall which has a red brick facing, is development, in accordance with the provisions of sections 2 and 3 of the Planning and Development Act, 2000, as amended,

- (b) the fitting of external insulation on a 64 square metre gable of a west facing solid wall which has a red brick facing would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the house and neighbouring properties as defined under section 4(1)(h) of the Planning and Development Act, 2000, as amended, and

- (c) the fitting of external insulation on a 64 square metre gable of a west facing solid wall which has a red brick facing would materially affect the character of the Killiney Architectural Conservation Area:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the fitting of external insulation on a 64 square metre gable of a west facing solid wall which has a brick facing at 7 Shanganagh Terrace, Killiney, County Dublin is development and is not exempted development.

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.

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this day of 2020.