

**An
Bord
Pleanála**

**Board Order
ABP-308995-20**

Planning and Development Acts 2000 to 2020

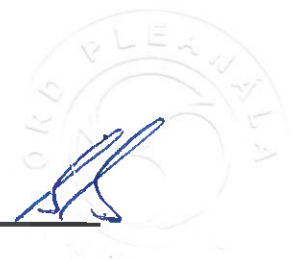
Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: Ref10220

WHEREAS a question has arisen as to whether the alteration of roof form and wall construction to a previously built late 20th century sunroom at 30 Clarinda Park West, Dun Laoghaire, County Dublin is or is not development or is or is not exempted development:

AND WHEREAS Dominic Little and Robert McCullagh care of Cathal Crimmins Architect of The Courtyard, 40 Main Street, Blackrock, County Dublin requested a declaration on this question from Dún Laoghaire-Rathdown Council and the Council issued a declaration on the 23rd day of November, 2020 stating that the said matter is development and is not exempted development:

AND WHEREAS the said question was referred to An Bord Pleanála by Dominic Little and Robert McCullagh care of Cathal Crimmins Architect on the 17th day of December, 2020:

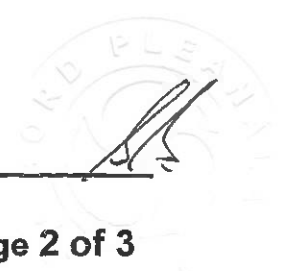


AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1) and 57 of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000,
- (c) the status of number 30 Clarinda Lodge, Clarinda Park West as a Protected Structure listed in the Record of Protected Structures and located within an Architectural Conservation Area (ACA), and
- (d) the planning history of the site:

AND WHEREAS An Bord Pleanála has concluded that the nature of the alterations undertaken is development and is not exempted development on the grounds that the works undertaken would materially affect the character of the building which is a protected structure, through the use of materials and design that is not found in the original house:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the alteration of roof form and wall construction to a previously built late 20th century sunroom 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.



Stephen Bohan

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



Dated this *15th* day of *June* 2021.