

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20B/0388

Appeal by Peter Cruise and Jennifer Groake care of Kane Architecture of 6 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 29th day of January, 2021 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: Alteration to the existing roofline, conversion of the attic space with a flat roof dormer to rear to accommodate new bedroom with ensuite and study at Shandra, 11 Beechwood Park, Dún Laoghaire, Dublin.

Decision

Having regard to the nature of the condition number 2, 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 AMEND condition number 2 so that it shall be as follows for the reasons set out.

2. The rear dormer extension shall be developed in accordance with the further plans and particulars received by An Bord Pleanála on the 15th day of February, 2021 as detailed on Drawing Number AP-01. Both side elevation windows in the dormer extension shall be fitted with obscure glazing.


Reason: In the interest of residential and visual amenity.

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016 - 2022, and to the pattern and character of development in the area, it is considered that the proposed dormer as amended in the further plans and particulars received by An Bord Pleanála with the appeal as detailed on Drawing Number AP-01, by reason of its design and scale, would not detract from the character of the existing dwelling or the visual amenities of the area. The proposed development 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.


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



Dated this 26th day of July 2021