

An
Bord
Pleanála

Board Order
ABP-310517-21

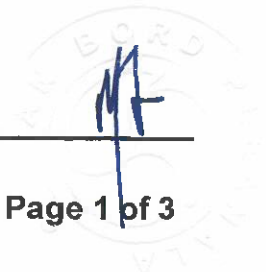
Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0146

Appeal by Shailesh and Renu Hiremath care of Optimise Design, Architecture and Interior Design Consultancy of 34 Fitzwilliam Street Upper, Dublin against the decision made on the 18th day of May, 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: Demolition of existing single storey WC to rear. Construction of single storey lean to rear extension with two number rooflights. Construction of two-storey pitched roof extension to side. New rooflight to existing main roof (to front). Construction of new bay window. Internal modifications and all ancillary works at 6 Laurleen, Stillorgan, County Dublin.

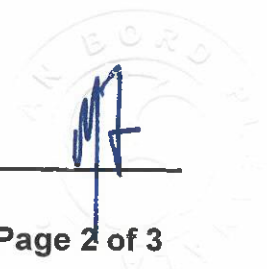


Decision

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 3 and the reason therefor.


Reasons and Considerations

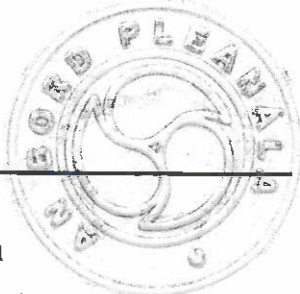
Having regard to the contemporary nature of the proposed two-storey extension, the dwelling's existing and proposed fenestration, the existing pattern and design of development in the streetscape and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that the first floor study window proposed would read as an unobtrusive addition to the front façade fenestration. Therefore, it is considered that the removal of Condition Number 3 would not negatively impact upon the visual harmony of the existing dwelling and would have a negligible visual impact on the character of the streetscape. The removal of Condition Number 3 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.


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



Dated this 1st day of March 2022