

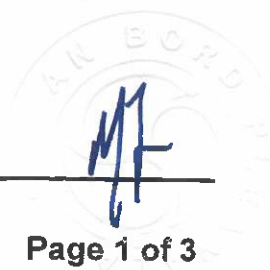
Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0193

Appeal by Stephanie MacNulty care of Chris Boyle Architecture of 3 Kilcolman Court, Glenageary, County Dublin against the decision made on the 11th day of June, 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: [1] Construction of a single-storey extension to the western side and rear of the house with flat roof, parapets and rooflights with new steps and landing to the side, [2] extension of the existing dormer window section in the front elevation to the western gable, [3] connection of the two existing dormer window sections in the rear elevation and the extension of this connected dormer window section the western gable, [4] replacement of all windows, and [5] rendering of existing pebbledash areas with smooth render to match the finish of the proposed extension works with all associated site works, at Roan Carraig, Harbour Road, Dalkey, County Dublin.

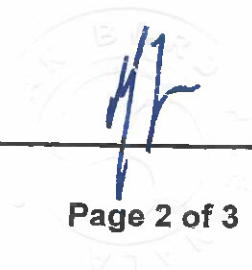


Decision

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

Having regard to the nature and scale of the existing dormer windows featuring on the subject dwelling, the nature and scale of the proposed dormer extensions, the existing pattern and design of development in the area, and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that the removal of condition number 2 would not seriously injure the visual and residential amenities of properties in the vicinity or the area, and would not result in any significant negative impact on the character of the area. The removal of condition number 2 would, therefore, be in accordance with the proper planning and sustainable development of the area.



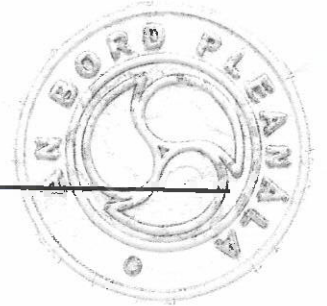
Matters Considered

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 **24th** day of **February** 2022.