



Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0356

Appeal by Jacqueline and Erwin Verhoog care of Liam Cullen Design and Planning of 44 Ballinteer Crescent, Dublin against the decision made on the 14th 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: Relocation of existing front door and increase of existing hall floor area (2.65 square metres). New roof canopy over relocated front door, new two-storey bay window (total floor area = 4.0 square metres) to front of dwelling, removal of existing stone cladding and render and provision of a new smooth sand cement render finish to front elevation, new roof window on front elevation, new dormer roof window on both the front and rear elevations and associated site works at 8 Ballinteer Grove, 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 ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the scale and design of the proposed dormer window in the front elevation, it is considered that its visual relationship with the existing and adjoining dwellings, would seriously injure the visual and residential amenities of the area and would, therefore, not 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.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 15th day of Feb. 2022

