

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21B/0465

Appeal by Orla Maguire care of 4bes Design Services of 38 Larkfield Avenue, Lucan, County Dublin against the decision made on the 8th day of December, 2021 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new two storey extension to the side of existing dwelling comprising of family room and office at ground floor level and bedroom c/w en-suite at first floor level at 35 Johnsbridge Walk, Lucan, 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 **AMEND** condition number 2 so that it shall be as follows for the reasons set out.

2. A window serving the proposed bedroom at first floor level shall be provided in the southern elevation. Revised plans and elevations drawings with the necessary alterations shown thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

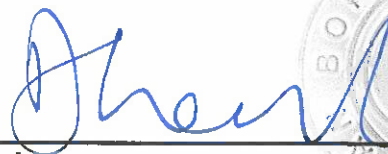
Reason: In the interest of visual amenity.

Reasons and Considerations

It is considered that the proposed amendments would provide for an appropriate level of passive surveillance and would comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 as required by Development Plan Objective H18.

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.



Dave Walsh

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

Dated this 3rd day of May 2022.