

An
Bord
Pleanála

Board Order
ABP-312729-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/1026

Appeal by Suzanne and Johnny Bennett care of Extend Architects of 11 Castle Street, Dalkey, County Dublin against the decision made on the 17th day of January, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Amendment to granted planning permission D20A/0040 for development comprising one new first floor window in the south elevation with associated overhang and screening at site in the rear garden of Stonehenge, Killiney Avenue, Killiney, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.

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.

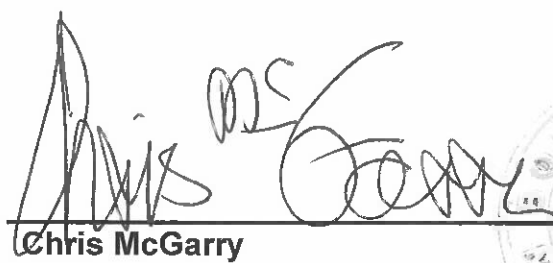
Reasons and Considerations

Having regard to the zoning objective of the area, to the modest scale of the proposed window and its positioning, to the nature of the permitted dwelling on site, and to the pattern of development in the area, it is considered that, subject to compliance with the condition set out below, the proposed window development would not seriously injure the visual or residential amenities of the area or of property in the vicinity by reason of overlooking. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.


Chris McGarry

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

Dated this 27th day of April 2022.