

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0095

Appeal by Kieran O'Driscoll care of ARC Architectural Consultants Limited of 30 Dalkey Park, Dalkey, County Dublin against the decision made on the 30th day of March, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Gail and Frank Dempsey care of SSA Architects of 42 Haddington Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Amendment to the previously granted dwelling under planning register reference number D16A/0732 as follows: (a) 8.6-square metre two-storey extension to the rear (north) and (b) 3.9-square metre two-storey extension to the side (west) increasing the total floor area of the house by 12.5 square metres, and (c) the addition of an 8-square metre balcony to the front (south) at first floor level, all at 'Rosscahill', Military Road, 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 conditions set out below.

Reasons and Considerations

Having regard to the zoning provisions for the site as set out in the current Dún Laoghaire-Rathdown County Development Plan, 2022-2028, and to the modest nature of the amendments proposed to the dwelling house permitted under An Bord Pleanála Reference Number PL06D.248079 (Planning Reference Number D16A/0732E), it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the character and setting of the protected structures in the vicinity of the site or adversely impact on the Killiney Architectural Conservation Area, would not adversely impact on the residential amenities of adjoining properties, would be acceptable in terms of visual impact, would not be prejudicial to public health and would otherwise be in accordance with the provisions of the current Dún Laoghaire-Rathdown County Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

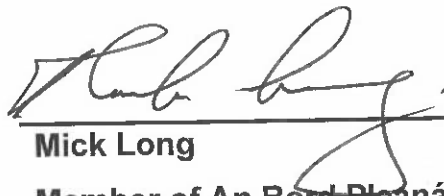
Reason: In the interest of clarity.

2. Save for the amendments granted on foot of this permission, the proposed development shall otherwise be carried out in strict accordance with the terms and conditions of the grant of permission under ABP Reference Number PL 06D.248079, (P.A. Reference Number D16A/0732E).

Reason: In the interest of the proper planning and sustainable development of the area.

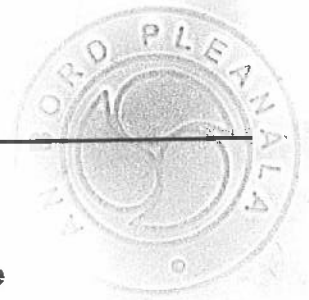
3. The planning permission hereby granted shall expire on the same date as the date of expiration of ABP Reference Number PL06D.248079 (P.A. Reference Number D16A/0732E).

Reason: In the interest of clarity.



Mick Long

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



Dated this 14 day of February 2023