



Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D22B/0243

Appeal by Stewart and Sarah Taylor of 5 Kill Avenue, Dun Laoghaire, County Dublin against the decision made on the 29th day of June, 2022 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion and extension of the existing attic by the erection of a dormer extension to the rear of the main roof together with the insertion of two number roof windows to the front roof slope all to provide a new bedroom and bathroom, all at 5 Kill Avenue, Dun Laoghaire, County Dublin.

pm

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, as amended, to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. Details of the materials, colours and textures of all the external finishes to the proposed dormer extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

pm

Reasons and Considerations

Having regard to the zoning objective of the area, the design, layout and scale of the proposed development, and the pattern of development in the vicinity, it is considered that the proposed alterations to condition number 2 attached to the grant of permission under planning register reference number D22B/0243 would not seriously injure the visual amenities, established character or appearance of the area, and would otherwise be in accordance with the proper planning and sustainable development of the area.



Peter Mullan



Peter Mullan

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

Dated this *30th* day of *June*, 2023.