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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD22B/0260**

**Appeal** by Teresa Wall care of Aoife Phelan of 507 Orwell Park Way, Dublin against the decision made on the 28<sup>th</sup> day of July, 2022 by South Dublin County Council to grant subject to conditions a permission to the said Teresa Wall in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a single storey extension with two rooflights to side of existing two-storey semi-detached house and all associated site works at 2 Willington Avenue, Templeogue, 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, as amended, to REMOVE condition number 2 and the reason therefor.

## Reasons and Considerations

Having regard to the site location in an established residential area, the surrounding pattern of development, the nature and scale of the proposed development, and the restriction on the use of the existing house and the proposed extension provided for by condition number 4 (b) of the planning authority's decision to grant permission, it is considered that the imposition of condition number 2 is not warranted and that the proposed development would not seriously injure the residential amenities of the area.

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

Dated this 5 day of July 2023.