

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22B/0150

Appeal by Chris Madden care of Liam Baker of 19 Aranleigh Gardens, Rathfarnham, Dublin against the decision made on the 9th day of August, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion for storage with raised gable to the side and velux window to the side. Dormer window to the rear at 160 The Rectory, Kilgobbin, 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 reason set out.

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

Reason: In the interests of visual and residential amenity.

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 area, it is considered that the amendment to condition number 2 above would not seriously injure the visual amenities, established character or appearance of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.



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

Dated this 30th day of August 2023.