



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22B/0334

Appeal by Margaret and Feichín McDonagh care of Arc Architectural Consultants Limited of 30 Dalkey Park, Dalkey, County Dublin and by others against the decision made on the 7th day of September, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Enda Woods care of BPS Planning and Development Consultants of Ballinatone, Greenan, Rathdrum, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of development comprising of amendments made to planning permission An Bord Pleanála Reference ABP-304737-19 (planning register reference number D19A/0221) during construction to provide ventilation including: (1) Replacement of permitted sills of approximately 60 centimetres with continuous glass sections on all elevations; and (2) Installation of five additional sliding door/window sections (one on north elevation, two on south elevation and two on east elevation). This site is in an architectural conservation area. All at Villa Mara, Kilmore 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 conditions set out below.

Reasons and Considerations

Having regard to the zoning objective for the area, to the design, layout and scale of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities or residential amenity of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires 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 retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Save for the amendments granted on foot of this permission, the development shall be completed in strict accordance with the conditions set out under An Bord Pleanála appeal reference number ABP-304739-19, save as may be required by condition number 1 attached hereto.

Reason: In the interests of clarity.



Liam Bergin

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *22nd* day of *November* 2023.