

An
Bord
Pleanála

Board Order
ABP-315818-23

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22B/0470

Appeal by Darragh and Alison Fegan of Shamrock Cottage, Ardbrugh Road, Dalkey, County Dublin against the decision made on the 18th day of January, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Michael McDonagh and Noreen Farrar care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention for development comprising of three number rooflights at 21 Ardbrugh Road, Dalkey, 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 condition set out below.

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including the zoning objective for the site Objective A for which the objective is 'to provide residential development and improve residential amenity while protecting the existing residential amenities', it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would provide an acceptable standard of amenity for future residents, and would not by virtue of overlooking or light pollution lead to loss of privacy or amenity in neighbouring properties. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

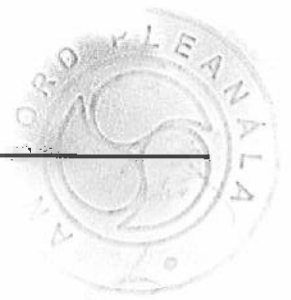
The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.



Stephen Brophy

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



Dated this 19th day of June 2023.