



An  
Bord  
Pleanála

## Board Order ABP 317468-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D23A/0253**

**Appeal** by Talitha Reynolds care of Desiun of 23 South Great George's Street, Dublin against the decision made on the 9<sup>th</sup> day of June, 2023 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of existing outdoor covered seating area and garden shed to the rear, adjacent to the northern boundary, and retention of timber palisade fence and gates to the front of the property all at Taney Lodge, Taney Road, Goatstown, Dublin.

### Decision

Having regard to the nature of the conditions 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 ATTACH conditions numbers 3 and 4 and the reasons therefor and to REMOVE condition number 2 and the reason therefor.

## Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028, the zoning objective to 'provide residential development and improve residential amenity while protecting the existing residential amenities', the pattern of development in the area, and the nature and scale of the development proposed to be retained, it is considered that subject to condition number 3, the retention of the outdoor covered seating area and subject to condition number 4 in relation to the fence and gates, the retention of the development would not adversely impact on the existing residential and visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.



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**Peter Mullan**

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

Dated this *11<sup>th</sup>* day of *March*, 2024