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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D23A/0323**

**Appeal** by Grace Cuthbertson of 29 Spencer Villas, Glenageary, County Dublin against the decision made on the 7<sup>th</sup> day of July, 2023 by Dún-Laoghaire Rathdown County Council to grant subject to conditions a permission to Audrey Behan and Alan Kerr, care of Ryan and Lamb Architects of 41 Lower Baggot Street, Dublin.

**Proposed Development** The development will consist of (1) the partial removal of the existing boundary wall between Sunny Bank and Garryowen; (2) the demolition of the existing conservatory to the rear of Sunny Bank and the construction of a new single storey extension, internal alterations and the inclusion of new external finishes, windows and rooflights; (3) the demolition of existing side passage to Garryowen and the construction of a new two-storey extension to link Garryowen and Sunny Bank to form a single dwelling, internal alterations and the addition of new photovoltaic panels to the roof at the rear; (4) site works to include gate widening to Sunny Bank to a width of 3.4 metres, relocating the existing bicycle/bin store to the front of Garryowen, landscaping, barbeque area to rear of Sunny Bank and associated ancillary site works and services, all at Garryowen, Spencer Villas, Glenageary, County Dublin and Sunny Bank, Spencer Villas, Glenageary, County Dublin.

## Decision

**DISMISS** the said appeal under subsection (1)(b)(i) of section 138 of the Planning and Development Act, 2000, based on the reasons and considerations set out below.

## Reasons and Considerations

The Board is satisfied that, in the particular circumstances, the appeal should not be further considered by it having regard to the nature of the appeal, which does not relate to any planning matters of material relevance to the proposed development, instead being confined to an argument around the timing of the construction of the development. In this regard, the Board determined that in the particular circumstances, the appeal should not be further considered by it.



**Chris McGarry**

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

Dated this  day of  2023.