

An
Bord
Pleanála

Board Order
ABP-317875-23
(appeal reference number
PL 06D.242963)

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown-County Council

Planning Register Reference Number: D13A/0583/C5

WHEREAS by Order dated the 26th day of May, 2014, An Bord Pleanála, under appeal reference number PL 06D.242963, granted subject to conditions a permission to Gerard and Kay O'Rourke care of Louis Burke of Mantua Studio, Templeogue Bridge, Dublin for development comprising single storey kitchen extension to the rear of the dwelling, single storey garage to the rear, modifications to the gates and ope in the rear wall accessing Seapont Avenue, and granted retention permission for damp proofing works, new sash window to the front façade at lower ground level, double doors to the existing ope in the rear façade at lower ground level, 3.6 metre ope to the internal spine wall and a new partition layout to accommodate a bathroom, plant and internal lobby at lower ground floor level, a new bathroom layout in the return, en-suite bathrooms at first and second floor levels, 1.2 metre wide ope in the spine wall at first floor level, internal insulation to the front, side and rear walls at ground, first and second floor levels, miscellaneous retention works including repairs and reinstatement of plasterwork and sash windows and repairs to the return building slated roof at 8 Ardenza Terrace, Seapoint Avenue, Blackrock, County Dublin which is a Protected Structure:

AND WHEREAS condition number 3 attached to the said permission required the developer to submit to, and agree in writing with, the planning authority proposals for the external finishes to the single storey garage:

AND WHEREAS the developer and the planning authority failed to agree on the proposals for the external finishes to the single storey garage in compliance with the terms of the said condition and the matter was referred by the developer to An Bord Pleanála on the 17th day of August, 2023 for determination:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 34(5) of the Planning and Development Act, 2000, as amended, and based on the Reasons and Considerations set out below, hereby determines that the submission received by the Board on the 17th day of August, 2023 is in compliance with condition number 3 of appeal reference number PL 06D.242963.

Reasons and Considerations

Having regard to:

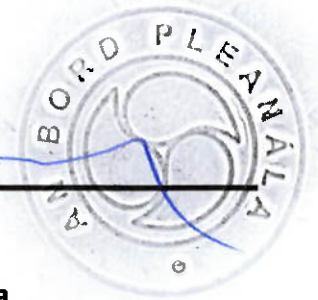
- (a) Section 34(5) of the Planning and Development Act 2000, as amended,
- (b) the submissions on file, and the planning history of the site, and,
- (c) the report of the Inspector,



the Board considered, in the absence of agreement from the Local Authority, and having regard to the contemporary design and white/neutral façade of the garage, that it does not detract from the rear elevation of the main structure or the reinstated original gates. The finish to the single storey garage is, therefore, in compliance with condition number 3 of appeal reference number PL06D.242963.



Martina Hennessey



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

Dated this *24^R* day of *July* 2024