



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23B/0310

Appeal by David White and Nanindi Kandamany care of Andre Negri of STUDIO NEGRI, 71 Greentrees Road, Terenure, Dublin against the decision made on the 21st day of August, 2023 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Two single-storey bay windows to front façade, first floor extension over existing side single storey to add extra bedroom, two by rooflights to front roof, remove existing hip roof and extend roof to side with Dutch gable at party wall, rooflight to hip of Dutch gable, dormer roof to rear in attic, first floor extension to rear with new master bedroom, at 29 Larchfield Road, Dublin.

Decision

Having regard to the nature of the condition 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 REMOVE condition number 5 and the reason therefor.

Reasons and Considerations

Having regard to the residential land use zoning pertaining on the site, and to the pattern of development in the area, it is considered that the proposed rear first floor extension, by reason of its limited scale, nature and design, and its location with respect to adjoining properties, would not seriously injure the residential or visual amenities of the area or of property in the vicinity by reason of excessive bulk, overlooking or loss of privacy. The planning authority's condition 5, requiring the reduction of the rear gable façade of the first-floor extension is, therefore, not warranted.



Una Crosse

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

Dated this *7th* day of *May* 2024.