

An
Bord
Pleanála

Board Order ABP-318911-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0698

Appeal by Daire Quinlan and Ljilijana Adamovic of 191 Barton Road East, Dundrum, Dublin against the decision made on the 10th day of January, 2024 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: Permission to demolish existing flat roof and form new pitched roof over existing gage, to convert garage to granny flat and extend to rear and associated internal works at 191 Barton Road East, Dundrum, 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 4 and the reasons therefor.

Reasons and Considerations

The overall design and scale of the proposed conversion to granny flat with rear extension, alteration to roof profile and provision of alterations to the front elevation has sufficient regard to the provisions of Section 12.3.7.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, in relation to extensions to dwellings and Section 12.3.7.3 in relation to 'Family Member/Granny' Flat extensions. The proposed development would not seriously injure the visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Eamonn James Kelly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 20th day of June, 2024