



An
Bord
Pleanála

Board Order ABP-319874-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0663/WEB

Appeal by Keith Byrne and Niamh McEvoy care of Mad About Design of 7 Carysfort Avenue, Blackrock, Dublin against the decision made on the 13th day of May, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolish the rear single storey extension and porch to front. Change the front door position to the side gable wall. Erect a new bay window to the front elevation in place of the porch. Erect a two-storey pitched and flat roof extension with partial single storey flat roof extension to the rear with rooflights over, changing the internal layout on ground and first floor to accommodate the new design. Change glazing on all elevations to allow the new design layout. Increase the width of the front vehicle entrance. Maintain connection to public sewerage and surface water and all ancillary site works, all at 53 Ballinteer Park, 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, as amended, to REMOVE condition number 2(a) and to ATTACH condition number 2(b) and the reason therefor.

Reasons and Considerations

Having regard to the location of the proposed ground floor extension, in relation to the adjoining dwelling at number 54 Ballinteer Park, and the form of the site and plot boundary, whereby the extension in its current formation would be in close proximity to the ground floor window of number 54 and would have an adverse impact in terms of a loss of outlook and creation of a sense of enclosure, the imposition of condition 2(b) is, therefore, necessary to mitigate adverse impacts on residential amenity.



Declan Moore

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 15th day of October 2024.