



An  
Bord  
Pleanála

## Board Order

**ABP 320171-24**

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### Planning and Development Acts 2000 to 2022

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD24B/0170**

**Appeal** by Elaine and David Greene of 4 Anne Devlin Road, Rathfarnham, Dublin against the decision made on the 17<sup>th</sup> day of June, 2024 by South Dublin County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a single-storey ground floor extension including canopy to rear; construction of a first floor extension with setback; demolition of existing chimney to rear, new doorway to side elevation and alterations to existing window to side elevation and window to front elevation and new Velux rooflights to front and rear; all associated alterations and demolitions, internal alterations, site drainage landscaping and ancillary works all at 4 Anne Devlin Road, Rathfarnham, 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 2 and the reasons therefor.

## Reasons and Considerations

Having regard to the grounds of appeal, the residential zoning objective, the established pattern of development in the area, the policy framework provided by the South Dublin County Development Plan 2022-2028, including the South Dublin County Council House Extension Guide, it is considered that the proposed development would represent a reasonable improvement of accommodation on site, would not have an adverse impact on the amenity of neighbouring residential properties, including number 6 Anne Devlin Road, and would, therefore be in accordance with the proper planning and sustainable development of the area.



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Joe Boland

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

Dated this 16<sup>TH</sup> day of October 2024