



An
Bord
Pleanála

Board Order ABP-320521-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0353

Appeal by William Condon care of Armstrong Planning Limited of 12 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 15th day of July, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Jennifer and Linda O'Reilly care of Justin O'Callaghan of The Courtyard, 40 Main Street, Blackrock, County Dublin.

Proposed Development: Demolition of the existing external store, the construction of a new garage and external store along with the widening of the existing vehicular entrance from Stradbroke Road and all associated site works to the existing house, all at Dromore, 1 Windsor Park, Monkstown, Blackrock, County Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the totality of information on the file, including, in particular, the fact that the existing structures indicated on the plans submitted with the planning application were no longer in situ and works to amend and widen the vehicular entrance appeared to have already been carried out on the date of the Planning Inspector's site visit on the 5th day of November, 2024, it is considered that some aspects of the works for which permission has been sought have already been carried out and that the application for permission and associated drawings before the Board, being works for development proposed to be retained and completed, no longer accord with the planning application.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the Inspector's report and site images specifically drawing the Board's attention to the fact that some of the works requiring planning permission appeared to have already been carried out. Under the circumstances, the Board considered the nature of the works the subject of this application had significantly altered to include elements of planning retention.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

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

Dated this 11 day of December 2024.