



An
Bord
Pleanála

Board Order ABP-321332-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0706/WEB

Appeal by Lorraine Dwyer and Sean Guerin care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 31st day of October, 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: Demolition of one existing chimney. Construction of a new part two-storey, part single storey extension to the rear. Conversion of the attic to a habitable space and introduction of one dormer window to the rear. Conversion of the existing garage space to a habitable space and replacement of existing garage door with a new bay window. Introduction of one Velux window and a first-floor window to the side elevation. Construction of a bike and bin store to the front garden. Widening of the existing entrance gate onto The Rise. Construction of a single storey garden room to the rear garden. Alterations to all elevations, associated landscaping and all ancillary works necessary to facilitate development, all at 15 The Rise, Mount Merrion, Blackrock, County Dublin.

Decision

Having regard to the nature of the conditions 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 numbers 4, 5 and 8(a) and the reasons therefor.

Reasons and Considerations

Having regard to the residential zoning objective, the character of existing development in the area, the design, scale and massing of the proposed development, and the provisions of the Dun Laoghaire-Rathdown Development Plan 2022-2028, in particular Section 12.3.7.1 (Extensions to Dwellings), it is considered that, allowing for the removal of condition numbers 4, 5 and 8(a) of the planning authority's decision, the proposed development would constitute an acceptable form of development at this location, would not seriously injure the residential amenity of surrounding properties, including numbers 13 and 17 The Rise, and would not constitute a traffic safety hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 25th day of FEBRUARY 2025.