



An
Bord
Pleanála

Board Order
ABP-321678-25

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24B/0491.

Appeal by Yvonne O'Brien care of Jim Brogan of Unit B1, Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 12th day of December, 2024 by South Dublin County Council to refuse permission.

Proposed Development: Retention of a 1.3-metre-high glass balustrade comprised of as chrome rail and glazed panels on the flat roof of a previously approved single storey extension at rear (planning register reference number SD17A/0078). Permission sought for the erection of a louvered screen comprised of horizontal powder-coated aluminium rails on top of the balustrade to an overall height of 1.8 metres and the covering/screening of the existing glass panes with an orange film to screen the flat roof balcony space, all at rear of 589 Woodview Cottages, Rathfarnham, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the development proposed for retention and the proposed addition of the louvered screen and the opaque film, which would prevent overlooking from the balcony/roof terrace, and the small area of the enclosed space, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not adversely affect the amenities of residential properties in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 15th day of January, 2025, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

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2. Details of the materials and finishes proposed for the louvred screen and the opaque film shall be submitted to, and agreed in writing with, the planning authority prior to commencement of works. These elements shall be fitted within three months of the agreement.

Reason: In the interest of ensuring a satisfactory standard of development having regard to the location of the property in an Architectural Conservation Area.

Patricia Calleary

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

Dated this 17 day of April 2025.