



An
Bord
Pleanála

Board Order
06D.RL.3552

Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: 148/16

WHEREAS a question has arisen as to whether the conversion of an existing garage into a study, replacing existing garage door with new window at Number 4 Brookfield Mews, Brookfield Terrace, Blackrock, County Dublin is or is not development or is or is not exempted development:

AND WHEREAS Ronnie Delaney care of Edmondson Architects of 83 Waterloo Lane, Dublin requested a declaration on the said question from Dun Laoghaire-Rathdown County Council and the said Council issued a declaration on the 25th day of January, 2017 stating that the said matter is development and is not exempted development:

AND WHEREAS the said Ronnie Delaney referred the declaration for review to An Bord Pleanála on the 21st day of February, 2017:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) section 3(1) of the Planning and Development Act, 2000,
- (c) section 4(1)(h) and 4(1) (j) of the Planning and Development Act, 2000, as amended,
- (d) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (e) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (f) the pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that –

The conversion of an existing integral/internal garage into a study, by the replacement of the garage door with timber panel wall under new window, is development within the meaning of section 3 of the Planning and Development Act, 2000, which is exempted development within the meaning of section 4(1)(h) of the said Act and by way of Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001.

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the conversion of an existing garage into a study, by the replacement of the garage door with timber panel wall under new window at Number 4 Brookfield Mews, Brookfield Terrace, Blackrock, County Dublin is development and is exempted development.

