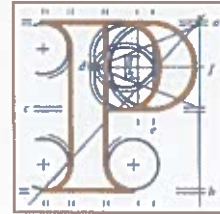


Our Case Number: ABP-312478-22

Planning Authority Reference Number: SD21B/0465



An  
Bord  
Pleanála

South Dublin County Council,  
Planning Department,  
County Hall,  
Tallaght,  
Dublin 24.



Date: 03 MAY 2022

Re: Two-storey extension.  
35 Johnsbridge Walk, Lucan, Co. Dublin.


Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

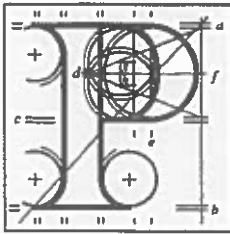
  
Rita Donnelly  
Executive Officer

BP100PAN

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902





An  
Bord  
Pleanála

Board Order  
ABP-312478-22

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD21B/0465**

**Appeal** by Orla Maguire care of 4bes Design Services of 38 Larkfield Avenue, Lucan, County Dublin against the decision made on the 8<sup>th</sup> day of December, 2021 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a new two storey extension to the side of existing dwelling comprising of family room and office at ground floor level and bedroom c/w en-suite at first floor level at 35 Johnsbridge Walk, Lucan, County 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 AMEND condition number 2 so that it shall be as follows for the reasons set out.

*AW*

2. A window serving the proposed bedroom at first floor level shall be provided in the southern elevation. Revised plans and elevations drawings with the necessary alterations shown thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

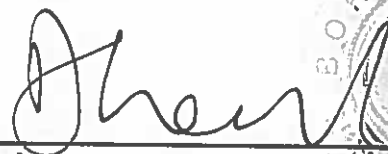
**Reason:** In the interest of visual amenity.

## Reasons and Considerations

It is considered that the proposed amendments would provide for an appropriate level of passive surveillance and would comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 as required by Development Plan Objective H18.

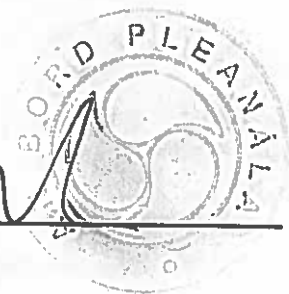
## Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



**Dave Walsh**

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



Dated this 3<sup>rd</sup> day of May 2022.