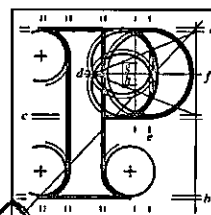


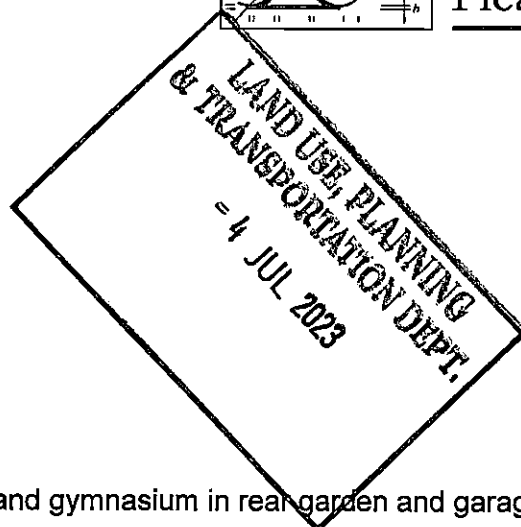
Our Case Number: ABP-315181-22

Planning Authority Reference Number: SD22B/0391



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 03 JUL 2023

Re: Retention of attic conversion, separate utility room and gymnasium in rear garden and garage at side of house and all associated works.
51, Foxdene Avenue, Lucan, Co. Dublin

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Planning and Development Acts 2000 to 2022. 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). 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.

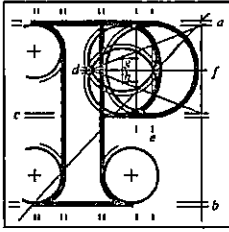
The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,


Carmel Morgan
Executive Officer

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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



An
Bord
Pleanála

Board Order
ABP-315181-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: S22B/0391

Appeal by Amanda Bell care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin against the decision made on the 28th day of October, 2022 by South Dublin County Council in relation to the application for permission for development comprising the retention of construction of attic conversion, separate utility room and gymnasium in rear garden and garage at side of existing house and all associated works, all at 51 Foxdene Avenue, Balgaddy, Lucan, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of separate utility room and gymnasium in rear garden and garage at side of existing house and to refuse permission for retention of rear dormer roof extension).

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 nature and scale of the development, to the configuration of the subject premises relative to adjoining residential development and to the existing pattern of development in the area, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, would be visually acceptable and not out of character, would not seriously injure the amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

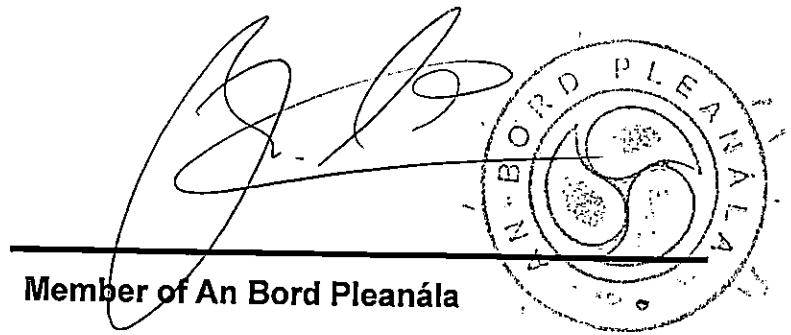
1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.



2. The house, including the extensions hereby permitted, shall be used solely as a single dwelling unit, and shall not be sub-divided or used in part or in whole for any commercial purposes.

Reason: In the interests of residential amenity and the proper planning and sustainable development of the area.

A handwritten signature in black ink is written over a horizontal line. To the right of the signature is a circular official seal. The seal contains the text 'AN BORD PLEANÁLA' around the perimeter and a central emblem.

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

Dated this 28th day of June 2023