



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4204/19

Appeal by Brendan and Mary White of 27 Glencorp Road, Whitehall, Dublin against the decision made on the 9th day of December, 2019 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of an existing ground floor extension to the rear of the existing house and replacement of same with a proposed new ground floor only extension and all ancillary works at 27 Glencorp Road, Whitehall, 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 REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development and the remaining rear garden in excess of 35 metres, the Board considered that the modifications required by the planning authority in its imposition of condition number 2 are not warranted, and that the proposed development, with the removal of condition number 2, would not have a significant negative impact on the character and scale of the existing dwelling or the residential amenities of neighbouring properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.

Paul Hyde

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

Dated this day of 2020.