



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4124/19

Appeal by Keith McAuley and Sinead McCabe care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 26th day of November, 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: (1) The conversion of the existing attached garage, (2) the enclosure of a portion of the existing recessed entrance porch, (3) single storey extension to ground floor behind the existing garage, (4) extension to the side of the existing first floor above the existing garage and rear annex, (5) extension to and reconfiguration of the existing roof and the conversion of the attic space to non-habitable accommodation including the construction of a dormer window to the existing rear roof area, (6) minor reconfigurations of the existing internal dwelling layout, (7) application of smooth render finish to dashed areas on front elevation and (8) all associated site development works. The total area of the proposed extensions, including attic and garage conversion, is 57.4 square metres and the total site area is 0.027 hectares, all at 16 Maywood Park, Raheny, 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 reasons therefor.

Reasons and Considerations

Having regard to the limited nature and scale of the proposed development, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 2, are not warranted, and that the proposed development would be in accordance with the provisions of the Dublin City Development Plan 2016-2022, would not seriously injure the visual amenities of the area, would not set an unacceptable precedent in the area and 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.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.