

An
Bord
Pleanála

Board Direction
BD-019470-25
ABP-321544-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2025.

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, as amended, to **REMOVE** condition number 2(a) and the reason therefor and to **ATTACH** condition number 2(b) and the reason therefor.

2 (a) The development shall be amended as follows:

The enlarged ground floor living room window to the front elevation shall be omitted.
The two existing windows shall be retained.

Reason: In the interests of visual amenity.

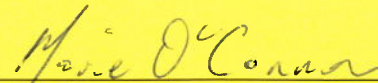
Reasons and Considerations

Having regard to the residential zoning objective of the area and the pattern of development in the vicinity, it is considered that the proposed development, subject to the removal of condition number 2(a), would be a reasonable improvement of accommodation on site, would not adversely impact on the residential and visual

amenities of adjoining properties, would be in accordance with Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028 and the provisions of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (January 2024) and would be in accordance with the proper planning and sustainable development of the area.

With regard to condition number 2(b), it is considered that the said condition should be retained as the proposed change in fenestration would not be in keeping with the style of the house and would detract from the character of the pair of the existing semi-detached houses at numbers 1 and 2 Hazel Park.

Board Member:


Marie O'Connor

Date: 16/04/2025