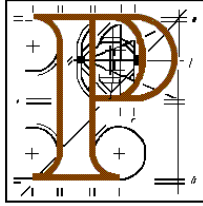


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB1325/15

An Bord Pleanála Reference Number: PL 29N.245964

APPEAL by Laoise Moore-Durajczyk and Michal Durajczyk of 32 Killester Park, Killester, Dublin against the decision made on the 11th day of December, 2015 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 the existing single storey part of the house and construction of a two-storey side extension, demolition of the existing external wall to the rear of the house and construction of a new relocated wall, a single storey extension to the rear of the house, construction of storage within the new extended attic and addition of two rooflights to the rear, internal alterations to layouts and all ancillary works at 32 Killester Park, Killester, Dublin.

DECISION

Having regard to the nature of the conditions 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 4 so that it shall be as follows for the reasons set out.

4. The proposed second front entrance to the dwelling shall be replaced by a window matching the cill and head heights of the existing front ground floor window.

Reason: In the interest of visual amenity and orderly development.

REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area and to the nature and scale of the proposed development, it is considered that the proposed first floor extension to the side would be acceptable in terms of visual amenities and orderly development of the area. 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.

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

Dated this day of 2016.