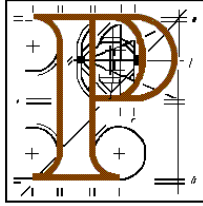


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2186/16**

An Bord Pleanála Reference Number: PL 29N.246466

**APPEAL** by Frances Murphy of 73 Saint Assam's Avenue, Raheny, Dublin against the decision made on the 21<sup>st</sup> day of March, 2016 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a first floor extension above the existing garage to the front/side of 73 Saint Assam's Avenue, Raheny, 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 REMOVE condition number 3 and the reason therefor.

## **REASONS AND CONSIDERATIONS**

Having regard to the established precedent for first floor over-garage extensions up to the side boundary in the vicinity of the site, together with the proposed measures to reduce the potential for a terracing effect along a row of semi-detached dwellings, it is considered that condition number 3 is unnecessary and would render the proposed extension unviable and would give rise internal bedroom sizes that are contrary to the standards set out in the Quality Housing for Sustainable Communities: Guidelines for Planning Authorities.

## **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.

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

**Dated this      day of                      2016.**