

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: WEB 1098/16**

An Bord Pleanála Reference Number: PL 29S.246665

**APPEAL** by Annemarie Sexton of 24 Saint Kevin's Parade, Dublin against the decision made on the 5<sup>th</sup> day of May, 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:** Alterations and extension to include demolition of the existing substandard rear return and construction of a new two-storey extension at the rear to provide new kitchen at ground level and a new bedroom and bathroom at first floor level at 24 Saint Kevin's Parade, 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**

It is considered that the proposed development would not seriously injure the visual amenities of the residential conservation area or cause injury to the residential amenities of the area and that the imposition of condition number 2 was unwarranted.

### **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.**