

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2704/16

An Bord Pleanála Reference Number: PL 29N.246847

APPEAL by Matthew Halpin and Natasha McKenna care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 13th day of June, 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: Upgrading works to existing house to include internal alterations, new two-storey extension to side set-back from existing front elevation, new single storey extension to side and rear, new vehicular entrance including double gates, three number rooflights, SUDS drainage and all associated ancillary works to facilitate the development, all at 3 Casino Road, Marino, 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 conditions numbers 3 and 5 and the reasons therefor.

REASONS AND CONSIDERATIONS

In relation to condition number 5, having regard to the elevations and particulars submitted with the application indicating the proposed external finishes to the extensions, and also having regard to the sample of the light grey brick to be used on the said extensions and the photomontages submitted with the grounds of appeal, it is considered that the proposed finishes compliment those of the existing dwelling on the site and would not adversely impact on the visual amenities of the existing dwelling or the streetscape. It is therefore determined that condition number 5 is not warranted.

In relation to condition number 3, having regard to the contemporary design and nature of the proposed extension it is considered that, subject to a setback distance of 400 millimetres as provided for in the drawings accompanying the application to the planning authority, the proposed side extension will remain adequately subordinate to the front façade of the existing dwelling on site and will not interfere with the visual amenities of the streetscape which forms part of a residential conservation area as zoned in the Dublin City Development Plan 2011 – 2017.

In not accepting the Planning Inspector's recommendation to amend condition number 3, the Board considered that the setback distance for the proposed side extension (400 millimetres from the front façade of the main dwelling) as indicated in the drawings submitted to the planning authority was adequate given the contemporary nature of the design of the proposed extension.

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.