An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2773/16

An Bord Pleanála Reference Number: PL 29N.246932

APPEAL by Stephen and Lisa O'Reilly care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 21st 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: Construction of a single storey extension to the rear and change of use of existing shed to playroom and all other ancillary works to site at 6 Torlogh Gardens, Fairview, 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 AMEND condition number 2 so that it shall be as follows for the reason set out. 2. The proposed development shall be amended by the reduction in height of the proposed link corridor extension to a maximum height of 2.6 metres (in lieu of the proposed height of 3.1 metres), generally as outlined in the submission by the applicant to An Bord Pleanála on the 18th day of July, 2016.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the proper planning and sustainable development of the area.

REASONS AND CONSIDERATIONS

Having regard to the established pattern of development in the area and to the location, scale and design of the proposed extension, it is considered that, as modified, the proposed development would not seriously injure the residential amenities of property in the vicinity, and that, accordingly it is not appropriate to require removal of the proposed link corridor, as had been required by condition number 2 of the permission.

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.