An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2828/16

An Bord Pleanála Reference Number: PL 29N.246983

APPEAL by Elizabeth Craig care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 1st day of July, 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: Erection of two-storey extension to the rear consisting of a ground floor extension to the existing kitchen, a first floor extension to both first floor rear bedrooms and an extension to the previously converted attic plus ancillary works including additional ground and first floor windows to the existing south side elevation, all at 11 Kempton Avenue, Navan Road, 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 4 and the reason therefor.

REASONS AND CONSIDERATIONS

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Having regard to pattern of development in the vicinity, it is considered that the proposed house extension including the extended attic space would be acceptable in terms of scale and design, would not unduly detract from the amenities of adjoining residential properties or the visual amenities of the area and would not otherwise be contrary to 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.

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