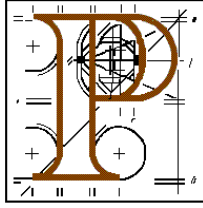


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2927/16

An Bord Pleanála Reference Number: PL 29S.247067

APPEAL by Noel Callaghan care of AKM of Unit 9, 1st Floor, Trinity Court, Fonthill Business Park, Fonthill Road, Dublin against the decision made on the 14th 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: Permission was granted on the site for a four bedroom detached family dwelling, 210 square metres, under planning register reference number 3031/11. The house was not commenced. Permission is sought for a change of house type than previously permitted. The proposal consists of a detached four bedroom family dwelling, 184 square metres with traditional pitched roof, pedestrian gate and vehicular entrance to lane and associated site works at the rear of 2 Londonbridge 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 3 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the vicinity and the planning history of the subject site, in particular planning register reference number 3031/11, it is considered that the proposed change of house type does not represent a material alteration to the design and layout or ridge height of that previously permitted. Furthermore, also taking into account the separation distances between the site and number 2 Londonbridge Road, the ridge height of the proposed development would not seriously injure the visual amenity or the character of the streetscape in this Z2 Residential Conservation 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.