

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3232/16**

An Bord Pleanála Reference Number: PL 29N.247253

**APPEAL** by Guillermo Beiro care of GAP Architects of 53A Carndonagh Park, Donaghmede, Dublin against the decision made on the 23<sup>rd</sup> day of August, 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:** A new first floor extension over part of the existing single storey extension to the side of the existing house and all associated site works at 103B Kilbarron Road, Coolock, 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**

Having regard to the pattern of development in the area and to the nature of the proposed design, the Board did not consider that the attachment of condition number 4 was merited in order to protect the visual amenity of the area.

In deciding not to accept the recommendation of the Inspector to amend condition number 4, the Board considered that a gable treatment would seriously injure the visual amenities 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.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this      day of                      2016.**