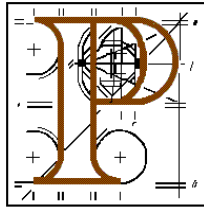


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3311/16**

An Bord Pleanála Reference Number: PL 29S.247339

**APPEAL** by Rhona Breslin care of Sheridan Woods of 10 Adelaide Road, Dublin against the decision made on the 5<sup>th</sup> day of September, 2016 by Dublin City Council to refuse permission for the proposed development.

**PROPOSED DEVELOPMENT:** An amendment to condition number 3 of previously issued grant of planning permission (planning register reference number 2533/16). The condition refers to the proposed first floor bedroom over the existing garage to the front of the house and requires it to be set back to the main wall of the house at first floor level. Permission to omit this condition, to allow the development to be built as described in the application referred to above, that is, the bedroom at first floor level to project forward to the line of the existing garage wall, all at number 16, Richview Park, Dartry, Dublin 6.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said Council and based on the reasons and considerations set out below.**

## **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.

## **REASONS AND CONSIDERATIONS**

It is considered that the proposal to omit condition number 3 attached to the permission granted under planning register reference number 2533/16 would be compatible with the existing streetscape and consistent with the visual amenities of the area. It would also comply with Section 16.2.2.3 and Appendix 17 of the Dublin City Development Plan 2016 – 2022. This proposal would, therefore, be in accordance with the proper planning and sustainable development of the area.

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

**Dated this        day of        2017.**