

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB1320/16

An Bord Pleanála Reference Number: PL 29N.247464

APPEAL by Ronan O'Dulaing and Vanessa O'Mahony care of Brennan Furlong of Unit SF3, The Chocolate Factory, 26 Kings Inn Street, Dublin against the decision made on the 6th day of October, 2016 by Dublin City Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Amendment to condition number 3 of previously approved planning application, planning register reference number 2127/16, An Bord Pleanála appeal reference number PL 29N.246473. Amendment to comprise: retention of existing front door opening, replacement of existing door with "dummy-door", creation of new entrance, accessing house from new extension, omission of previously proposed associated canopy and all associated site works at number 37 Home Farm Park, Drumcondra, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the scale and character of the proposed alterations relative to those already permitted, it is considered that, subject to compliance with the conditions set out below, the proposed development would not significantly alter the appearance of the extended house in a manner that would constitute disorderly development or seriously injure the visual amenities of the area and would be in compliance with Section 16.10.12 and appendix 17 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The conditions of the permission granted under An Bord Pleanála appeal reference number PL 29N.247464, planning register reference number 2127/16, except conditions number 1 and 2, shall be complied with in the course of the authorised development.

Reason: In the interests of clarity and orderly development.

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

Dated this day of 2017.