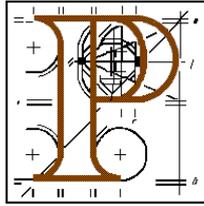


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dublin City**

**Planning Register Reference Number: 3712/16**

An Bord Pleanála Reference Number: PL 29N.247641

**APPEAL** by Angela Mowlds care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 2<sup>nd</sup> day of November, 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:** Demolition of a single-storey attached domestic store and construction of a new single-storey, flat roof granny flat extension to side of existing dwelling, with one number roof light on flat roof, new pedestrian gate on Ennafort Road, landscaping, SuDS drainage and all ancillary works necessary to facilitate the development at 8 Ennafort Grove, Raheny, Dublin (a corner site with Ennafort Road).

## **DECISION**

Having regard to the nature of the conditions 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 reasons therefor and to **AMEND** condition number 1 so that it shall be as follows for the reasons set out.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 25<sup>th</sup> day of November, 2016, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

### **REASONS AND CONSIDERATIONS**

The proposed development, as amended by the details submitted with the appeal, would respect the established building line along Ennafort Road and its scale, design and function would be subservient to those of the main house on the site. As such, the proposed development would be in accordance with 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.

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

**Dated this      day of                      2017.**