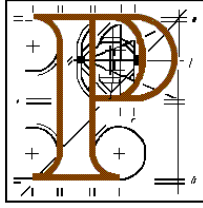


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3912/16

An Bord Pleanála Reference Number: PL 29N.247717

APPEAL by Una McCormack and Javier Garnica of The House Architects of Father Matthew Hall, 131 Church Street, Smithfield, Dublin against the decision made on the 22nd 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 the side garage and extensions/alterations to the existing two-storey semi-detached house, comprising of a two-storey extension to the side, a single storey extension to the rear with a first floor bathroom projection, and an attic conversion with dormer window to the rear, two number rooflights to the front and side with associated elevation changes, alteration of the roof profile and associated site development works, including widening of the vehicular entrance, at 28 Annamoe Road, Cabra, 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 **AMEND** condition number 3 so that it shall be as follows for the reason set out.

3. Details of roof treatment along the boundary shall be carried out in accordance with the plans and particulars submitted to An Bord Pleanála on the 20th day of March, 2017.

Reason: In the interest of orderly development

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development and the policies and objectives as set out in the current Development Plan for the area, it is considered that, subject to compliance with the amended condition number 3 set out above, the proposed development, would constitute an appropriate form of development at this location and would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would, therefore, 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.

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

Dated this day of 2017.