

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dublin City**

**Planning Register Reference Number: 3843/16**

An Bord Pleanála Reference Number: PL 29N.247737

**APPEAL** by Cynthia McDonnell care of Philip Boyd of 15 Strandville Avenue East, Clontarf, Dublin against the decision made on the 21<sup>st</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:** (i) Change of use of the ground floor retail shop to domestic use with access hall doorway, new window and brick wall to the front, (ii) reinstating the garden gate and walls/railing at the front, (iii) providing two ground floor high level windows, one upper floor bedroom and two bathroom windows at the side at the side of the house and (iv) demolition of existing substandard extensions and construction of a cantilevered two-storey kitchen and bedroom extension at the rear, also associated internal, site and drainage works, all at 203 Botanic Avenue, Drumcondra, 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/they shall be as follows for the reason set out**

3. The proposed development shall be amended as follows:

