An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 4008/16

An Bord Pleanála Reference Number: PL 29N.247866

APPEAL by Peter Masterson care of David Coffey and Associates Architectural Planning and Design Service of 42 Brookhaven Park, Blanchardstown, Dublin against the decision made on the 13th day of December, 2016 by Dublin City Council to grant subject to conditions a permission.

PROPOSED DEVELOPMENT: (1) The construction of a double storey extension to gable end of house, (2) single storey extension to front of house with tiled canopy over, and (3) single storey sun room extension to rear of house, all at 1 The Tranquility Grove, Coolock, Dublin.

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 reason therefor.

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REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area, to the nature and extent of the proposed development and to the submissions made in connection with the application and appeal, it is considered that the proposed development would not seriously injure the residential or visual amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

The Board considered that a setback of 1.2 metres from the north-west side boundary, as recommended by the Inspector, was not justified by concerns in relation to impact on amenity.

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.

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