

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 4052/16

An Bord Pleanála Reference Number: PL 29N.247922

APPEAL by Valerie Ryan and Ronan Gallagher care of SJS Building and Engineering Consultants of 22 Seapark Road, Clontarf, Dublin against the decision made on the 5th day of January, 2017 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (1) A ground floor extension to the front to include a bay window and the conversion of the existing garage to a family room, (2) construction of a first floor bedroom (with bay window) and bathroom, with hipped roof over the extended/converted garage and the rear utility area and (3) the conversion of the attic to a recreation room/study and bathroom, with a dormer window to the rear and associated ancillary site works at 1 Dollymount Avenue, Clontarf, 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 REMOVE condition number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the vicinity, and to the scale and design of the proposed development, it is considered that the front extension as originally proposed would not seriously injure the visual or residential amenities of the area and would not conflict, in a material way, with the provisions of the Dublin City Development Plan 2016 - 2022.

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.