



An  
Bord  
Pleanála

**Board Order**  
**PL 29S.248268**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2048/17**

**Appeal** by Clodagh O’Kane care of Fergal McGirl Architects of 10 North Great Georges Street, Dublin against the decision made on the 2<sup>nd</sup> day of March, 2017 by Dublin City Council to refuse permission.

**Proposed Development:** Alteration to previous grant of permission, planning register reference number 3759/16. The alteration will consist of the provision of a first floor level balcony to the rear of the existing return. All at 5 Manders Terrace, Ranelagh, Dublin, a Protected Structure.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **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.

## **Reasons and Considerations**

Having regard to the planning history relating to the site and the substantial area of private amenity space associated with the existing dwelling, it is considered that the balcony as proposed, associated with the living areas of the house, would seriously injure the residential amenity of adjoining properties by reason of increased noise and general disturbance, which would be contrary to the zoning objective for the area 'to protect and/or improve the amenity of residential conservation areas'. Furthermore, the proposed development would contravene materially a condition attached to a previous permission (planning register reference number 3759/16) which required that the subject balcony was to be omitted from the permitted development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this      day of      2017**