

Board Order PL 29N.248407

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2216/17

Appeal by Hugh Liston and Bernadette Bruenwe care of Architectural Farm of 149 Francis Street, Dublin against the decision made on the 3rd day of April, 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: Demolition of existing single storey extension to rear, the construction of a new single storey extension to rear, internal alterations at ground floor and at first floor including new en-suite, conversion of existing attic space with two new rooflights to rear, replacing existing windows, internal dry lining of existing walls, enlarging window to stairwell to rear and all associated site works at 86 Hollybrook Road, 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 nature and scale of the proposed development and to the pattern of development in the area, it is considered that condition number 2 requiring an increased depth to the internal courtyard and single-storey rear extension is not warranted, as an increase in the courtyard depth would not improve the functionality of this space, and would not adversely affect the residential amenity of the neighbouring property at number 87 Hollybrook Road. It is considered that with the removal of condition number 2, the proposed development would not seriously injure the amenities of the subject property or of property in the vicinity, and would not adversely impact on the character of the Hollybrook Road Architectural Conservation Area. The removal of condition number 2 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

PL 29N.248407 Board Order Page 2 of 2