



An
Bord
Pleanála

Board Order
PL 29N.248568

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2425/17

Appeal by David Murray care of Kearney and Kiernan Architects of 45 Dawson Street, Dublin against the decision made on the 2nd day of May, 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: Construction of a new studio/sunroom extension of 36 square metres to existing attic conversion to serve as additional floor space to third floor apartment below, provision of new access stairs to same, repair and re-pointing of existing chimney stacks, some minor internal alterations and all necessary conservation and ancillary works at 12 North Great George's Street, Dublin. (A Protected Structure).

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 2 so that it shall be as follows for the reason set out.

2. The proposed development shall be modified in accordance with the further plans and particulars received by An Bord Pleanála on the 25th day of May, 2017 and titled “Suggested Amendments to Original Proposal – May ‘17”.

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

It is considered that the proposed development, as modified in accordance with the revised proposals submitted with the appeal to An Bord Pleanála, will safeguard the visual and residential amenities of the area and would not adversely affect the character of the Protected Structure, and accordingly that the modifications required by the planning authority in its condition number 2 may be varied accordingly.

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