



An  
Bord  
Pleanála

**Board Order**

**PL 29N.248619**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2548/17**

**Appeal** by Terry Carroll care of Paul Reede and Associates of 78 Vernon Avenue, Clontarf, Dublin against the decision made on the 15<sup>th</sup> day of May, 2017 in relation to the application for permission for development comprising retention of a ground floor kitchen, living, dining room extension and a roof dormer bedroom extension to the rear, a roof window to the side, alterations and associated site works at 1 Killester Avenue, Middle Third, Killester, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of a single storey rear extension and to refuse permission for retention of the rear dormer extension).

### **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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**

It is considered that the retention of the existing extension and alterations to the dwelling house, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The proposed development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

