



An  
Bord  
Pleanála

**Board Order**  
**PL 29S. 248851**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2715/17**

**Appeal** by Sinead and Dermot Breen care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 12<sup>th</sup> day of June, 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:** (a) Demolition of single storey garage to side and extension to rear, (b) a combination of a two-storey flat roof extension to the side and a single storey flat and mono pitched extension to the rear providing an additional 50 square metres and 18 square metres to ground and first floors respectively and (c) site entrance widened, associated site works and internal modifications at 71 Clarence Mangan Road, The Tenters, Dublin.

## Decision

Having regard to the nature of the conditions 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 conditions numbers 3 and 4 so that they shall be as follows for the reasons set out.

3. The side extension shall be modified as follows:
  - (a) The elevations shall be finished in a render finish, without any timber panel feature.
  - (b) The window in the upper front elevations shall be no greater than 1.4 metres in width and shall be designed to match the windows in the front elevation.
  - (c) The door of the garage in the front elevation of the extension shall be of timber.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. The proposed external render finishes of the proposed front elevation shall continue the existing continuous plaster band dividing ground and first floors in the building which is a characteristic of the housing in the street.

**Reason:** In the interest of visual amenity.

## **Reasons and Considerations**

Having regard to the pattern of development in the area and the nature and scale of the proposed extensions, it is considered that, subject to compliance with the amended condition number 3, the proposed first floor extension at the side of the dwelling would be acceptable and would not seriously injure the visual amenities of the area or the amenities of property in the vicinity. Furthermore, the Board considered that a render finish to the house front elevation and to the proposed extension would be acceptable but that condition number 4 should be modified to take into account the existing pattern of development. These amendments to the conditions are considered necessary in terms of the proper planning and sustainable development of the area.

