



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2788/17

Appeal by Caroline Burke care of Anthony Sharpe of 225 Clogher Road, Crumlin, Dublin against the decision made on the 20th 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: Construction of new double storey extension to front, side and rear of existing two-storey dwelling. Works to include new kitchen, utility, toilet, bedroom and bathroom and all associated works at 36A Rathvilly Drive, Finglas South, 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 **AMEND** condition number 3 so that it shall be as follows for the reason set out.

3. The proposed development shall be amended as follows:-
- (a) The ground floor and first floor of the proposed extension shall be set back to match the existing front building line of the house.
 - (b) The first floor rear balcony shall be omitted from the development and the proposed double doors at this location shall be replaced by a window having the same dimensions, and at the same cill height, as the existing rear window serving bedroom number 2.
 - (c) The extension shall be modified, either by setting it back from the side boundary or by an alteration to the roof design, so as to ensure that no part of the development, including gutters and rainwater goods, would oversail the adjoining property to the west.

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 interests of visual amenity and to protect the residential amenities of neighbouring property.

