



An
Bord
Pleanála

Board Order
PL 29S.249239

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3252/17

Appeal by Karl Byrne and Danielle McConville care of Plantech Building Design and Technical Drawing Services of Unit 1, Office 23, North Park, North Road, Exit 5 (M50), Dublin against the decision made on the 17th day of August, 2017 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (1) New bay window to front reception room, (2) general internal remodel and upgrade, (3) three number velux windows to front roof and one number dormer window to rear roof of original dwelling, (4) new two storey flat roof rear extension and (5) all structural drainage and associated site works at 60 Clanbrassil Street Upper, Portobello, Dublin.

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 conditions 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

Having regard to the Z1 zoning objective in the Dublin City Development Plan 2016-2022, the location and size of the site, the design and layout of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or residential amenity of properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by the further plans and particulars received by An Bord Pleanála on the 13th day of September, 2017, 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

