

Board Order PL 29N.249243

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3209/17

Appeal by Conor Feeney and Jennifer Goode care of Dockrell Architects of 70 Frankfort Avenue, Dublin against the decision made on the 15th day of August, 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: Refurbishment of the lower ground floor and first floor return, construction of double height extension of 22 square metres to the rear, revised fenestration, services upgrade, ancillary and external works including drainage and retention of two number velux rooflights to main roof to the existing Protected Structure at 63 North Circular Road, 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 REMOVE conditions numbers 2 and 3 so that they shall be as follows for the reasons set out.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the Z2 Conservation Area zoning and the pattern of development in the area, it is considered that condition number 2 requiring the omission of the upper level of the extension and condition number 3 requiring the omission of the double-doors and screen to the front are not warranted, as the special architectural interest of the Protected Structure and the visual amenities of the area would not be adversely affected by either the upper level to the extension or the increased width of the lower floor ope to incorporate a double door. It is, therefore, considered that with the omission of condition number 2 and condition number 3, the proposed development would not adversely impact on the character or setting of the subject Protected Structure or of property in the vicinity, including the neighbouring Protected Structures.

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 2018

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