



An  
Bord  
Pleanála

**Board Order**  
**PL 29N.249419**

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3559/17**

**Appeal** by Gina and Frank Harte of 7 Clare Road, Drumcondra, Dublin against the decision made on the 26<sup>th</sup> day of September, 2017 by Dublin City Council to grant subject to conditions a permission to Rory Williams and Susan McMorrow care of The House Architects of Father Matthew Hall, 131 Church Street, Smithfield, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Modifications to the previously approved permission (planning register reference number 4210/16) for extensions/alterations to the existing two-storey semi-detached house, to include construction of a first floor rear bedroom extension above the kitchen, with hipped roof and velux rooflights, and various minor elevation changes to the rear and side at number 9 Clare Road, Drumcondra, 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 zoning objectives for the area as set out in the Dublin City Development Plan 2016-2022, the pattern of development in the area, the planning history of the site and the scale, position and design of the proposed modifications, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would 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, 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.

2. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority, revised plans showing a side dormer of no greater than three metres in width.

**Reason:** In the interest of protecting the residential amenity of adjoining property.

3. The terms and conditions of the permission granted under planning register reference number 4210/16 shall be fully complied with, except where modified by this permission.

**Reason:** To provide for an acceptable standard of development.

