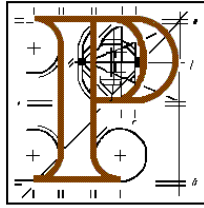


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City

Planning Register Reference Number: 3583/17

An Bord Pleanála Reference Number: ABP-300017-17

APPEAL by Áine Mulcahy and Dave Gilroy care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 27th day of September, 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: Demolition of existing single storey extension to the side and rear of main dwelling including demolition of existing chimney flue. Construction of (i) part single-part/two-storey extension to side and rear of existing dwelling (ii) alterations to front elevation including new entrance structure, garage door and entrance door (iii) new roof lights to existing hipped roof to side (iv) external insulation to existing property, and (v) solar panels to rear, refurbishment and renovation of existing dwelling inclusive of all associated site and landscaping works, all at 51 Copeland Grove, Clontarf, 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 ATTACH condition number 3 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, including form, depth and height, the pattern of development in the area and the provisions of the Dublin City Development Plan 2016-2022, it is considered that condition number 3 requiring a reduction in the depth and height of the first-floor element of the proposed side and rear extension is warranted in order to ensure that the proposed development would be visually subordinate and complementary to the existing dwelling house, would not adversely affect the visual amenities of the area or of the residential amenities of property in the vicinity and would comply with the provisions of the Dublin City Development Plan 2016-2022, including the need to ensure that residential extensions do not have an adverse impact on the scale and character of the host dwelling. It is considered that the attachment of condition number 3 is warranted in this instance and that the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.