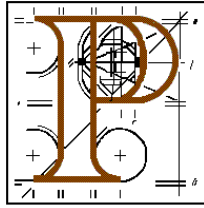


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: WEB1424/17

An Bord Pleanála Reference Number: ABP-300147-17

Appeal by Jason Murphy care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 11th day of October, 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: New part ground, part two storey extension to side and rear, single storey porch extension to front with internal modification and associated site works at 195 Windmill Road, Crumlin, 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 REMOVE condition number 4 and the reasons therefor.

Reasons and Considerations

Having regard to the modest nature of the proposed development, the residential zoning objective relating to the site as provided for in the Dublin City Development Plan 2016-2022, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. 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