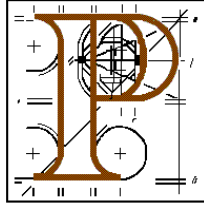


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 3915/17

An Bord Pleanála Reference Number: ABP-300407-17

APPEAL by Jennifer Gillen and Michael Hannon care of Barry Gillen of 31 Victoria Road, Rathgar, Dublin against the decision made on the 16th day of November, 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: Ground and first floor extension at rear and internal alterations, all at 107 Rutland Avenue, Crumlin, 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 ATTACH condition number 3 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to:

- (a) the provisions of the Dublin City Development Plan 2016-2022,
- (b) the modest size of the site and the distance from the adjoining properties,
- (c) the nature, scale and orientation of the development proposed, and
- (d) the pattern of development in the area,

it is considered that the inclusion of those amendments required in condition number 3 are necessary for the protection of the residential amenities of the neighbouring properties and in the interest of 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.