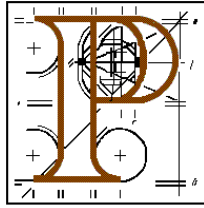


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 3499/17

An Bord Pleanála Reference Number: ABP-300452-17

APPEAL by Orla Caulfield and Killian Murphy of 479 Blackhorse Avenue, Dublin against the decision made on the 28th 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: Alterations to existing house, new kitchen/lounge to rear, additional first floor dormer conversion consisting of three bedrooms and bathroom, two number velux to front, dormer projection to rear, also new porch to front, new vehicle entrance, enlargement of existing garage and all associated site works at 479 Blackhorse Avenue, Navan 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 ATTACH condition number 4 and the reason therefor and to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. The depth of the first floor extension and scale of the velux windows shall be in accordance with the plans and particulars lodged with the application on the 25th day of July, 2017.

Reason: In the interest of residential amenity.

REASONS AND CONSIDERATIONS

Condition Number 3

Having regard to the existing pattern of development within this terrace, it is considered that the rear first floor extension would not detract from the character of the area or seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition Number 4

It is considered that condition number 4 should be attached in the interest of traffic safety.

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.