



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1544/17

Appeal by Shane Gavin care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 14th day of December, 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: First floor extension over existing ground floor office/kitchen to side of dwelling, with new ground floor extension to rear with internal modifications and associated site works, all at 118 Foxfield Park, 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 2 and the reason therefor.

Reasons and Considerations

Having regard to:

- (a) the provisions of the Dublin City Development Plan 2016 to 2022,
- (b) the nature, scale and orientation of the first floor extension proposed,
and
- (c) the existing pattern of development in the area,

the Board did not consider that particular circumstances arose that would necessitate the reduction in the depth of the extension.

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.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.