

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4156/17

An Bord Pleanála Reference Number: ABP-300765-18

APPEAL by Julie and Dominic Silvester care of Lawrence and Long, Conservation Grade Architects of 23 Mespil Road, Dublin against the decision made on the 18th day of December, 2017 by Dublin City Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Alterations to previously approved permission register reference number 4303/15. The alterations comprise a reduction in the parapet height by 150 millimetres of the previously approved rear return and a 2.3 metre extension to the depth of the first floor level of the previously approved rear return, together with all ancillary works necessary to facilitate the development at 81 Wellington Road, Dublin (a Protected Structure).

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, based on the reasons and considerations under and subject to the conditions set out below.

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.

REASONS AND CONSIDERATIONS

Having regard to the scale and design of the proposed development, the pattern of development in the area and the policies and objectives of the Dublin City Development Plan 2016-2022 in relation to both extensions to dwellings and to Protected Structures, it is considered that the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would not give rise to undue overshadowing of, or be visually obtrusive in relation to adjoining properties. As such, it did not consider that the development would seriously injure the residential amenities or depreciate the value of property in the vicinity.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Other than the amendments permitted under this grant of permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number 4303/15 by Dublin City Council on the 25th day of May, 2016.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

Terry Prendergast

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.