An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: WEB1593/17

An Bord Pleanála Reference Number: ABP-301026-18

APPEAL by Alan and Elizabeth Synnott care of Michael Halligan Planning Consultants of Seapoint House, Balbriggan, County Dublin against the decision made on the 30th day of January, 2018 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a two-storey extension with pitched roof to the side of the existing two-storey semi-detached dwelling and associated works to 116 Seafield Road East, Clontarf, 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 3 and the reason therefor.

ABP-301026-18 An Bord Pleanála Page 1 of 2

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, and the pattern of development in the area, including a variety of house designs and forms in the vicinity of the subject site, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 3, were not warranted, and that the proposed development, as submitted with the application, would not have a serious impact on the amenities of the area or on the residential amenities of property in the vicinity, and would be acceptable within the streetscape.

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.

ABP-301026-18 An Bord Pleanála Page 2 of 2