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## Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1612/17

**Appeal** by Ronan Plant and Denise Plant of 17 Suir Road, Kilmainham, Dublin against the decision made on the 8<sup>th</sup> day of February, 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 first floor extension to rear, alterations to front porch and elevation, alterations to existing garden shed, internal alterations and all associated site works at 17 Suir Road, Kilmainham, 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 the existing pattern of development in the vicinity of the site, together with the limited scale of the proposed development and the precedent in the immediate area for similar extensions to the rear, it is considered that the development, as originally proposed, would not seriously injure the visual or residential amenities of the area, would provide better quality living accommodation and would be in accordance with the proper planning and sustainable development of the area. It is considered therefore, that the imposition of condition number 2 was not warranted.

## **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.

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

**Dated this            day of            2018.**