



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4538/17

Appeal by Remi and Barbara Quetel care of Tumilty Design of 16 Glenvale Road, Newry, County Down against the decision made on the 16th 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: Permission is being sought for (1) widening of existing vehicular entrance, new piers and increased hard standing area for car parking, (2) demolition of existing single storey side extension, (3) new single storey side extension, (4) new single storey rear extension, (5) internal alterations, (6) complete new raised roof structure, (7) new roof lights to front and side, and (8) new dormer window to rear, all at 3, Kilbarrack Gardens, Kilbarrack, 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 4(a) and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the area, including front roof lights on numerous houses in the immediate vicinity of the subject site, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 4(a), was not warranted, and that the proposed development, with the omission of condition number 4(a), would not have a significant impact on the amenities of the area or on the residential amenities of property in the vicinity, would be acceptable within the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.

Philip Jones

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.