



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1630/17

Appeal by Roisin Williams care of J and C Design of Unit 2 Old Quay, Strand Road, Sutton, Dublin 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: Construction of a new first floor flat roof bedroom extension to the side of the existing dwelling, alterations to the fenestration at ground floor level and a new attic rooflight to the side of the existing roof at number 17 Baymount Park, 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 2 and the reason therefor.

Reasons and Considerations

Having regard to the existing building line and pattern of development in the area and the proposed design and façade treatment, it is considered that the proposed development would comply with development plan policy with respect to the integration of the proposed extension and would be acceptable in terms of the residential and visual amenities of the area 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.

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

Dated this day of 2018.