



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2017/18

Appeal by Elaine and Ronan Gahan care of Diarmuid Kelly Architect of Sky Business Centre, 57 Clontarf Road, Clontarf, Dublin against the decision made on the 27th 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: Development consisting of a two-storey extension to the rear with two number windows at first floor level, one window facing to the rear, and one window with obscure glass facing to the side, extension comprises additional kitchen, utility, dining and living spaces at ground floor level, one additional bedroom and new bathroom at first floor level at 60 Prospect Avenue, Glasnevin, 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(i) and 2(ii).

Reasons and Considerations

It is considered that the proposed extension, as originally proposed, would not be out of character with the pattern of development in the vicinity, would not seriously injure the amenities of neighbouring properties and would not adversely affect the character of the Architectural Conservation Area. Accordingly, it is considered that the modification of the proposed development, through the imposition of condition number 2(i) and 2(ii), 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.

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

Dated this day of 2018.