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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2028/18**

**Appeal** by Paul Keogh and Rosemary Commons care of Fenton and Associates of Unit 13, The Seapoint Building, 44-45 Clontarf Road, Dublin against the decision made on the 28<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:** (a) Removal of an existing rear extension and construction of a new rear single storey extension with two number proposed roof lights, (b) proposed dormer to the second floor of the existing dwelling on the south roof slope, (c) construction of a new brick boundary wall off Hollybrook Court Drive, (d) other minor works, landscaping and all associated site works at 1 Hollybrook Road, 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.**

## **Reasons and Considerations**

Having regard to the extent of the proposed development to the rear of a two-storey end of terrace dwellinghouse, to the orientation and outlook of the proposed rear single-storey extension, with its south facing 'render finish' external wall on top of the side boundary 'brick wall', all directly onto Hollybrook Court Drive, and to the pattern of development in the vicinity, it is considered that the requirements of Condition Number 3 are not necessary, and that the proposed development would not impact on the special interest and character of the residential conservation 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.

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**Michelle Fagan**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**