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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2067/18**

**Appeal** by Paul McIntyre care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 9<sup>th</sup> day of March, 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:** Partial demolition of single-storey extension to rear of existing dwelling, construction of two-storey extension to the front and side with continuation of roof form to match existing; construction of a single-storey flat roof extension to front; construction of part single-storey/part two-storey extension to the rear, including rooflights; and all associated site development works necessary to facilitate the development, all at 71 Ravensdale Road, East Wall, 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 AMEND condition number 3 so that it shall be as follows for the reasons set out, and ATTACH a further condition number 10 so that it shall be as follows for the reasons set out.

3. A revised drawing incorporating the following amendments and points of clarification shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development:
  - (a) A reduction in the depth of the first-floor element of the rear extension to 4.2 metres (from the rear wall of the original house measured externally.)
  - (b) The proposed first floor high level window on the north-western side elevation of the proposed extension shall be completely and permanently obscured glazing.
  - (c) The front extension shall be set back 0.5 metres from the boundary with Number 69 Ravensdale Road.
  - (d) Details of all windows and openings in the front elevation.

**Reason:** In the interest of clarity and in the interests of residential and visual amenity, orderly development and proper planning and sustainable development.

10. The shed of solid construction at the end of the back garden, and at least one of the timber sheds, shall be removed, and the garden as indicated in the submitted plans, shall be landscaped with a permeable surface and subsurface in accordance with the requirements of the drainage division. Details including a timeframe for the proposed work shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To ensure an adequate provision of private open space and in the interest of sustainable drainage in an urban area.

## **Reasons and Considerations**

Having regard to the existing building line and pattern of development and to the proposed design and façade treatment, it is considered that, subject to compliance with the amended condition and the attachment of a further condition, the proposed development would comply with Development Plan policy with respect to the integration of the proposed extension, 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.

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**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2018.**