



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3881/17

Appeal by Louise Clarke care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 15th 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: Demolition of the existing ground floor extension to the side and rear and existing boundary walls, and the provision of two, semi-detached, two-storey, three-bedroom dwellinghouses (House 1 - 103.5 square metres, House 2 - 107.5 square metres), with off-street parking for each dwelling and existing dwelling, and rear gardens with associated boundary treatments and ground and landscaping works at number 45 Grangemore Crescent, Donaghmede, 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 7 so that it shall be as follows for the reason set out.

7. The development shall be revised as follows:
 - (a) The development shall be carried out and completed in accordance with drawing number 2018-33-APB-100 received by An Bord Pleanála on the 11th day of April, 2018.
 - (b) The proposed front rooflight shall be omitted and may be replaced by a rear rooflight and/or a permanently opaque glazed modest-sized landing light with vertical emphasis on the western gable elevation.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

Having regard to the location of the site at a concealed corner of a cul-de-sac, and to the proposal for two number additional dwellings at an appropriate density and comprising an appearance that is well-proportioned and consistent with the scale and character of the streetscape, together with the proposed internal layout and floor areas, quantum of private amenity space, car parking and access arrangements, it is considered that the proposed development would represent an appropriate form of development and that condition number 7 should be amended in the interests of visual amenity and to maximise the development potential of the site.

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.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.