



An  
Bord  
Pleanála

**Board Order**  
**ABP-301589-18**

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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2326/18.**

**Appeal** by Paul Pugh care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 12<sup>th</sup> day of April, 2018 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Alterations to previously approved single storey side extension (planning register reference number WEB1262/16). The alterations consist of the provision of an additional storey, resulting in a two-storey, flat-roof extension to side (west) of the main dwelling. Permission is also sought for amendments to fenestration details on existing dwelling and all associated site development works necessary to facilitate the development at number 101 Clonliffe Avenue, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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.

## **Reasons and Considerations**

Having regard to the nature, scale and location of the development proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity, would be in accordance with the zoning objective pertaining to the site, Z1 'To protect, provide for and improve residential amenities' and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 22<sup>nd</sup> day of September, 2016 under planning register reference number WEB1262/16, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

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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.**