



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2645/18

Appeal by Fionnuala McHugh and Kieran Brennan care of The House Architects of Father Mathew Hall, 131 Church Street, Smithfield, Dublin against the decision made on the 24th day of May, 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: Alteration/extension of the existing two-storey semi-detached house, comprising conversion of the attic to include two number dormer windows to the rear roof slope and alterations to the existing fenestration including provision of one number velux roof light to the front roof slope, and provision of a new vehicular entrance and hardstanding to the front garden with associated site development at 89 Lindsay Road, 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 ATTACH condition number 2 and to AMEND the reason therefor so that it shall be as follows:

2. The proposed 2.6-metre wide driveway onto Lindsay Road shall be omitted from the development.

Reason: To maintain the character and integrity of the residential conservation area and to minimise the loss of on-street car parking.

Reasons and Considerations

Having regard to the provisions of the current development plan for the area in relation to car parking in conservation areas and to the proposal to remove part of the existing front boundary railings and plinth wall of the residential property, it is considered that the reason for attaching condition number 2 should be amended to reflect that the proposed driveway would seriously injure the visual amenities and undermine the integrity of this residential conservation area, and would set an undesirable precedent for further such developments in 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.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.