



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council South**

**Planning Register Reference Number: WEB1243/18.**

**Appeal** by Barbara Brogan of 21 Seafort Villas, Sandymount, Dublin against the decision made on the 13<sup>th</sup> day of July, 2018 by Dublin City Council in relation to the application by the said Barbara Brogan for permission for development comprising retention of change of rear elevation and removal of balcony to the rear elevation as approved in planning register reference number WEB1373/16 at 21 Seafort Villas, Sandymont, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of change to the rear elevation from a brick finish as approved in planning register reference number WEB1373/16 to a render finish and to refuse permission for the retention of the removal of balcony to the rear elevation approved in planning register reference number WEB1373/16).

**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 pattern of development in the vicinity, the scale and design of the development proposed for retention, the Z1, residential zoning on the site and compliance with the provisions of the Dublin City Development Plan 2016-2022, in particular section 16.10.12, "Extensions and Alterations to Dwellings", it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not have a negative impact on the residential amenity of the area or have a negative impact on the character or setting of an Architectural Conservation Area. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained 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 within three months from the date of this order and the development shall be completed in accordance with the agreed particulars.

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

2. The development shall be retained and completed in accordance with the terms and conditions attached to the permission granted under planning register reference number WEB1373/16, except as amended to comply with the provisions indicated in the plans and particulars lodged in connection with this permission and with the following condition.

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

3. Within three months of the date of this order, the first floor rear window shall be fitted with opaque glazing to a height of one metre above the floor and this shall be retained in perpetuity.

**Reason:** In the interest of visual and residential amenity.

---

**John Connolly**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**