



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1183/18

Appeal by Jodi Doherty and Emma Doyle of 39 Dean Swift Road, Dublin against the decision made on the 24th day of July, 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: The development will consist of construction of an additional storey over existing single storey extension to the rear of the property. The proposed development will be of flat roof construction and include the addition of one bedroom and necessary internal modifications and associated site works, all at 39 Dean Swift Road, Dublin.

Decision

Having regard to the nature of the conditions 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 REMOVE condition number 2 so that it shall be as follows for the reason set out.

Reasons and Considerations

Having regard to the pattern of development in the area and the adjoining development on both sides of the site, it is considered that the width of the extension as proposed would be acceptable in terms of visual amenity and adjoining residential development.

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.

John Connolly

Member of An Bord Pleanála

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

Dated this day of 2019.