



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3187/18

Appeal by Ruth and Derek Liddle care of Ciaran Devine Architect, 1 Maiden Row, Chapelizod, Dublin against the decision made on the 31st 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:

Demolition of existing single storey rear extension and the construction of a two storey rear extension (36 square metre) including dining / family room to ground floor and new first floor bedroom, a new first floor window and roof light to the front elevation, internal alterations, reconfigured rear deck and associated site works all to the existing terraced dwelling at 17, Liffey Terrace, Saint Laurence's Road, Chapelizod, 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 the reason therefor.

Reasons and Considerations

Having regard to the Z1 zoning objective within the Dublin City Development Plan 2016-2022, “to protect provide for and improve residential amenities”, to the character of the existing dwelling, to the established pattern, scale and architectural character of the area, and to the pattern of permissions granted in the area, it is considered that, subject to condition number 2, the proposed development would not injure the residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of 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.

Dave Walsh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.