



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3188/18

Appeal by John and Karen Kenny care of Ciaran Devine Architect of 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 two-storey rear extension and the construction of a new two storey rear extension (32 square metres) including dining/family room to ground floor and new first floor bedroom. A new roof light to the front elevation, internal alterations, reconfigured rear deck and associated site works all to the existing terraced dwelling at number 13 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 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 zoning objective, Z1; “to protect provide for and improve residential amenities” set out in the Dublin City Development Plan 2016-2022, the character of the existing dwelling, the established pattern, scale and architectural character of the area, and 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.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.