



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3252/18

Appeal by Claire Moreau and Barry McKernan care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 3rd day of August, 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: Construction of a part single-part two-storey extension to the front, rear and side of the existing dwelling, alteration to fenestration details, landscaping, boundary treatments and all ancillary works necessary to facilitate the development at 2 Croydon Terrace, Marino, 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 REMOVE condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to modest nature and design of the proposed development in a designated Residential Conservation Area, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

In deciding not to accept the recommendation of the Inspector, the Board considered that the scale, form and design of the proposed development, and the position of the house at the end of a terrace and behind the building line of Croydon Terrace, would enhance the streetscape.

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.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.