



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3833/18

Appeal by Eileen Bradley and Kris Frendorf of 11c Blessington Lane, Dublin against the decision made on the 23rd day of October, 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: A dormer roof extension to the rear (south) of the existing single storey dwellinghouse, including an increased roof pitch of circa 0.5 metres, the demolition of the existing chimney and a new flue structure. The proposed development will also include increasing the roof height of the existing single storey return by circa 0.75 metres, a new roof light to the single storey return, increasing the height of the western site boundary wall by circa 0.7 metres, internal alterations and all associated site development works at 11C Blessington Lane, 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 2 and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the area, including the variety of building styles, heights and roofs, and the restricted views of the property within an inner-urban context, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 2, was not warranted, and that the proposed development, with the removal of condition number 2, would not have a significant impact on the amenities of the area or on the residential amenities of property in the vicinity, would be acceptable within the streetscape 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 2019.