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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3846/18**

**Appeal** by Michael Mills and Terri Dempsey care of Joe Fallon Design of 1A Rylan Street, Bunclody, County Wexford against the decision made on the 25<sup>th</sup> 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:** Construction of a first floor hipped roof extension to side over existing garage, partial conversion of existing garage to utility, alterations including new parapet flat roof to existing rear extension, solar panels to front, new roof light to side and all associated site works at 32 Saint Teresa's Road, Crumlin, 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 AMEND condition number 3 so that it shall be as follows for the reason set out.**

3. The development shall be modified as follows:

The proposed extension shall be setback by a minimum distance of one metre from the front building line of the existing dwelling. Revised plans, section and elevation drawings which shall also include all details of alterations to the internal layout to facilitate the setback shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** To protect and maintain the streetscape character of Saint Teresa's Road in which homogenous pairs of semi-detached dwellings are a distinct feature which is in the interests of the visual and residential amenities of the area.

### **Reasons and Considerations**

Having regard to the established streetscape character of Saint Teresa's Road in which homogenous pairs of semi-detached dwellings are a distinct and clearly recognised feature, it is considered that, subject to revisions to the requirements of condition number 3, the proposed development would not seriously injure the visual amenities and streetscape character and the residential amenities of Saint Teresa's Road and would 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.

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**Michelle Fagan**

**Member of An Bord Pleanála**

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

**Dated this            day of            2019.**