



An
Bord
Pleanála

Board Order
ABP-303246-18

Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1504/18

Appeal by Fergal Mullin care of Brennan Furlong of 129 North Strand Road, North Strand, Dublin against the decision made on the 23rd day of November, 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: Works to existing dwelling. Works to include a first-floor extension over existing garage to provide an additional bedroom and study accommodation, a canopy over existing garage and dwelling entrances, the widening of existing vehicular entrance along with all associated landscaping and site works at 19 Foxfield Road, Raheny, 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:

- (a) the provisions of the Dublin City Development Plan 2016-2022,
- (b) the nature, scale and orientation of the first-floor extension proposed,
and
- (c) the existing pattern of development in the area,

the Board did not consider that particular circumstances arose that would necessitate the reduction in the depth of the extension or amendment of the roof profile of the porch.

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.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.