



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4462/18

Appeal by Karen Daly care of Sharpe Designs of 225 Clogher Road, Crumlin, Dublin against the decision made on the 24th day of January 2019 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 double storey extension to the rear. The works will accommodate a new kitchen on ground floor, new bedroom and bathroom at first floor and all associated works at 13 Saint Patricks Villas, Ringsend, 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 ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the scale and proximity of the first floor rear extension to the rear yards of numbers 15 and 16 Saint Patricks Villas, it is considered that the first floor element of the proposed development would be overbearing when viewed from adjoining properties and would seriously injure the residential amenities of these adjoining properties. The proposed development would, therefore, be contrary to section 16.10.12 of the Dublin City Development Plan 2016-2022 which deals with residential extensions and also contrary to the zoning objective for the area which is to protect and/or improve the amenities of residential conservation areas.

2. Prior to commencement of development, the applicant shall submit for the written approval of the planning authority revised drawings showing the omission of the first floor rear extension.

Reason: To protect the residential amenity of adjoining properties.

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.