



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4499/18

Appeal by Fran and Grace Murphy of 25 Greenwood Close, Donaghmede, Dublin against the decision made on the 1st day of February, 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: Demolition of existing single storey extension to rear and erection of new single storey extension to side and rear and attic conversion from storage to study including dormer to rear and rooflight to side. Also, to widen existing vehicular entrance to the front garden, all at 25 Greenwood Close, Donaghmede, 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(a) and the reason therefor.

Reasons and Considerations

Having regard to -

- (a) the provisions of the Dublin City Development Plan 2016-2022,
- (b) the height and extent of the single storey rear extension proposed,
and
- (c) the existing pattern of development in the area,

the Board considered that the inclusion of those amendments required in condition number 2(a) are necessary for the protection of the residential amenities of the neighbouring properties and in the interest of 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.

