



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1640/18

Appeal by Evan Wakefield care of Geoffrey Whelan Architects of 145 Benmadigan Road, Dublin against the decision made on the 5th 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: A proposed window to front elevation to replace door. Additional window to front elevation on first floor. Additional window to side elevation on ground floor. Construction of a single and a two-storey extension to the rear and side to include a kitchen/dining/lounge area, utility and wc at ground floor level. Expansion of existing two number bedrooms to include one additional bedroom and sanitary accommodation at first floor level. Proposed attic level storage space. Renovation and alterations to the existing house including all associated site works at 234 Cooley Road, Drimnagh, 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 4(a) and the reason therefor.

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity together with the limited scale of the proposed development and the precedent in the wider area for similar sized roof extensions, it is considered that the development, as proposed would be in accordance with the plans and particulars lodged with the planning application, would be compatible with the established streetscape character at this location, would not seriously injure the visual or residential amenities of the area 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.

Michelle Fagan

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

Dated this day of 2019.