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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2126/19**

**Appeal** by Irene Quinn and Pat Gates care of Dorman Architects of C1 The Steelworks, Foley Street, Dublin against the decision made on the 21<sup>st</sup> day of March, 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 two storey extension to the rear of the main dwelling with a single storey link for use as ancillary family accommodation to the main dwelling and all ancillary site works at 24 Saint James Avenue, 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 reasons therefor.

## **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, including the separation distance between the host house and the proposed two-storey element, the pattern of development in the area, including the scale, form, height and extent of extensions on the adjacent property at number 22 Saint James Avenue and the scale of development to the rear, and the restricted views of the property within an inner-urban context, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 2, was not warranted, and that the proposed development, with the omission of condition number 2, would not have a significant impact on the amenities of the area or on the residential amenities of property in the vicinity 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.

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**Paul Hyde**

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

**Dated this            day of            2019.**