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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1101/19**

**Appeal** by Gillian Caldwell care of Anna Hofheinz of 8 Artane Cottages Lower, Malahide Road, Artane, Dublin against the decision made on the 16<sup>th</sup> day of April, 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) Demolition of existing ground floor extension to rear, (b) two number new windows to the existing gable wall facing onto Saint Michael's Close, (c) one number new rooflight to existing roof to rear, (d) construction of new part single, part two-storey extension to rear, with 2.9 square metres first floor terrace overlooking Saint Michael's Close and north-west facing studio window and (e) all associated site works. All at 1 Saint Audoen's Terrace, 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 AMEND condition number 2 so that it shall be as follows for the reason set out.**

2. Samples of the proposed external finish materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

## **Reasons and Considerations**

Having regard to the nature, scale and design of the proposed development, which is acceptable in the context of the visual amenities of the area and the residential amenities of adjoining properties, the proposed development would be in accordance with current Dublin City Development Plan policy 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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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**