



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2884/19

Appeal by Kevin and Annmarie Fidgeon care of Studio Anois of Spade Enterprise Centre, King Street North, Dublin against the decision made on the 24th day of June, 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: Additions and alterations to existing terraced dwelling including: (1) rooflight to front of dwelling, (2) upgrading of front door and (3) ground floor extension to the rear at 45 Maryville Road, Raheny, 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(a) and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Dublin City Development Plan 2016-2022, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 2(a), was not warranted, and that the proposed development, with the removal of condition number 2(a), would not detract from the amenities of the area, would be acceptable within the streetscape 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.

Paul Hyde

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

Dated this day of 2019.