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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2834/19**

**Appeal** by Tom Walsh and Freda O'Donnell care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 17<sup>th</sup> 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:** Demolition of flat roof shed (two square metres), adjustment to gate at shared passage and construction of two-storey extension to rear consisting of ground-floor kitchen-dining-living room extension (32 square metres) with flat roof and roof-light plus first-floor bedroom (12 square metres) with flat roof, plus widening of vehicular access gateway to existing off-street parking for one car plus landscaping and all associated works at 172 Corrib Road, Terenure, 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 3 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the modest nature of the proposed development, the residential zoning objective relating to the site as provided for in Dublin City Development Plan 2016-2022, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not agreeing with the inspector, the Board considered that the extent of the proposed extension would not have a significant adverse impact on the residential amenities of the adjoining property.

## **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.**