



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4411/18

Appeal by Aidan and Sheila Brady of 31 Chelmsford Avenue, Ranelagh, Dublin against the decision made on the 17th day of July, 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 rear extension, (26 square metres) to a private dwelling. The ground floor extension (16.6 square metres) will consist of a family/dining room area. The first floor extension (9.4 square metres) will consist of a master bedroom and a remodelled bathroom. Two number velux rooflights at the side elevation. Included in the works is a new terrace area, a relocated side access gate and associated site works. All at 31 Chelmsford Avenue, Ranelagh, 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 reason therefor.

Reasons and Considerations

Having regard to provisions of the Dublin City Development Plan 2016-2022 and to its nature, scale, layout and orientation, the Board considered that the first floor extension as proposed would not seriously injure the residential amenities of the adjoining property and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation to amend condition number 2, the Board was satisfied that the omission of the first floor element of the proposed development was not warranted and that it would not injure the residential amenities of adjoining properties.

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.