



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3160/19

Appeal by Declan Robinson care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 25th 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: Planning permission is sought for the removal of the existing single-storey extension to the side and rear and the construction of a new part single-storey, part two-storey extension to the rear. The proposed work includes a new vehicular entrance and car parking area accessed off Blackheath Park and the relocation of the front door together with all associated landscaping, drainage and site works. There is currently a planning application (planning register reference number 2599/19) at this address which is subject to one month for potential for judicial review/final grant of permission; all at 64 Blackheath Park, Clontarf, Dublin.

Decision

Having regard to the nature of the conditions 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 4(a) and (b).

Reasons and Considerations

Having regard to;

- (a) the planning history relating to the site, that is, the current live permission granted under planning register reference number 2599/19 for the development of the site, and
- (b) the provisions of the Dublin City Development Plan 2016-2022 which requires domestic extensions to have regard to the amenities of adjoining properties,

it is not considered that condition number 4 (a) and (b) is necessary or justified in this case and its removal would not give rise to serious injury to adjacent residential amenity and would 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.

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

Dated this day of 2019.