



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3000/19

Appeal by Jacqueline McDonnell care of David Tatton of 4 Church Bank, Keele, Newcastle-u-Lyme, United Kingdom against the decision made on the 15th day of August, 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 the existing garage and outbuildings and construction of a new dwelling (two-storey plus attic room with two number Velux roof windows to front) attached to the side of the existing house, including the following alterations to the existing dwelling: new front door with sidelight, new window to front at first floor and new Velux roof window to rear. A new vehicle pavement crossing and new vehicle access from Beech Hill Drive will be formed through the front boundary wall with one number new vehicle parking space for the existing house. All at 24 Beech Hill Drive, Donnybrook, 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 ATTACH condition number 4(a) and the reason therefor.

Reasons and Considerations

Having regard to the pattern of development and character of the streetscape, and the layout and design of the proposed development, it is considered that the condition is appropriate and in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation, the Board considered that the proposed passageway and door at ground floor level would seriously injure the residential amenities of future occupants, and the visual amenities and character of the streetscape.

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.

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2020.