



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3335/19

Appeal by Michelle Hurley care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 16th 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 sunroom and single-storey extension to rear. Proposed single-storey extension to side and rear. New bay window to front elevation. Ridge height raised by 600 millimetres to accommodate habitable space within attic conversion. New hipped roof tied to match existing includes one number dormer window to rear, two number roof lights to front roof facade, two number rooflights to the east and two number rooflights to the west roof facade. Widening of existing vehicular entrance gate, internal modifications and all ancillary works. All at 69 Kilbarrack 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 3 and the reason therefor.

Reasons and Considerations

Having regard to the residential land use zoning of the site and the nature and scale of the proposed development, it is considered that the modifications required by the planning authority, in its imposition of condition number 3, are not warranted, and that the proposed development, with the removal of condition number 3, would not have a significant negative visual impact on the amenities of the area and would be acceptable within the streetscape. The proposed development 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.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.