



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3531/19

Appeal by Catherine O'Meara and Mark McLoughlin care of Foley and Crowley Architectural and Design Limited of Unit 3 Mews 126 Ranelagh, 126 Ranelagh Village, Dublin against the decision made on the 11th day of September, 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: The proposed works will consist of (A) the extension of the ground floor to the south-east of the house including alterations to the front facade, (B) a first floor dormer extension to the southernmost facing roof including the installation of solar panels and roof lights, (C) the installation of an en-suite window to the west-facing gable at first floor level and (D) alterations to the front boundary including the construction of gate pillars and a boundary wall at the south-west corner of the site and all associated landscape works, all at Wildmuir, 559 Fox's Lane, Raheny, 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 conditions numbers 3(b) and 8 and the reasons therefor.

Reasons and Considerations

Having regard to the residential land use zoning of the site, to the nature and scale of the proposed development, to the alterations which have already been permitted to the roof profile and to the remaining site area on foot of the proposed development, it is considered that the modifications and requirements of the planning authority, as set out in condition number 3 (b) and condition number 8 of its decision, are not warranted, and that the proposed development, with the omission of these conditions, would have no significant negative visual impact on the dwelling or the streetscape and would have no negative impact on the future development of the subject site. 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.

Michelle Fagan

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

Dated this day of 2019.