



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1714/19

Appeal by Alexandra Scheele and Joe Dunphy care of Mara Architects of 51 Clontarf Road, Clontarf, Dublin against the decision made on the 3rd day of February, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Amendments to previously approved permission, granted under planning register reference number 3321/15, and to retain works already completed. Amendments include: a change from grouped roof lights on the rear elevation to a dormer roof with windows; use of existing attic conversion as habitable accommodation; the provision of in-line roof lights to the front, side and rear elevations and all ancillary works required to facilitate the development at 4 Carberry Road, Drumcondra, 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 3 and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Dublin City Development Plan 2016 - 2022, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 3, was not warranted, and that the proposed development, with the omission of condition number 3, would not detract from the visual amenities of the area, would be acceptable within the streetscape and 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 2020.