



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1039/20

Appeal by Kevin and Tracey Lyons of 30 Coolatree Road, Beaumont, Dublin against the decision made on the 19th day of March, 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: Construction of: (i) two-storey side extension with one number rooflight incorporated to the rear slope (following demolition of existing single storey garage and utility), (ii) single storey porch/bay window to the front elevation of the building and (iii) existing building to have one number rooflight incorporated to the rear slope. All at 30 Coolatree Road, Beaumont, 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 and requirements of the planning authority, in its imposition of condition number 3 are not warranted, and that the proposed development, with the removal of this condition, would have no negative visual impact on the existing dwelling or 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.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.