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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1079/20**

**Appeal** by Robert Donaghy care of Adobe Design of 25 Brian Road, Marino, Dublin against the decision made on the 15<sup>th</sup> day of April, 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:** Demolition of the existing single storey rear extension and garden shed, the construction of a single storey rear extension, minor alterations to the rear elevation, alterations to existing roof to accommodate an attic conversion with rear and side dormers. The existing brick front elevation will be retained and internally insulated, while external wall insulation will be used elsewhere for new and retrofitted parts of the dwelling, widening of the vehicular access and associated works. All at 113 Ballymun Road, Glasnevin, 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 2 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development, and the permitted pattern of similar developments in the immediate vicinity, it is considered that the modifications and requirements of the planning authority, in its imposition of condition number 2 are not warranted, and that the proposed development, with the removal of this condition, would have no negative visual impact on the dwelling or the character of 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.

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

**Dated this            day of            2020.**