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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1172/20**

**Appeal** by Denise O'Reilly care of Argo Development Studio of 23 South Great George's Street, Dublin against the decision made on the 10<sup>th</sup> day of July, 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:** An extension to the existing dwelling. The proposed works will consist of a 30 square metre single storey, parapeted flat roof extension to the rear of the property and a 22.6 square metre first floor parapeted flat roof extension over the previously converted garage to the side of the property, completed with a smooth render finish. The permission includes the demolition of a 14 square metre existing single storey flat roofed extension at the rear of the property and removal of the existing sliding porch door. The works also include alterations to the internal layout, widening the vehicular entrance, maintaining the side gate entrance and all associated site works. All at 217 Howth Road, Clontarf East, 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 14 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the nature and scale of the proposed development within a Z1 Sustainable Residential Neighbourhood and the existing pattern and design of development in the area, it is considered that the removal of condition number 14 would not seriously injure the visual amenities of the area or of property in the vicinity and would not result in any significant negative impact on the character of the area. The removal of condition number 14 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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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2020.**