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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1238/20**

**Appeal** by Valerie Delaney of 1 School Avenue, Killester, Dublin against the decision made on the 9<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:** The construction of a single storey extension to the front and side of existing dwelling and all associated site works at 1 School Avenue, Killester, 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 ATTACH condition number 2(a) and REMOVE condition number 2(b) and the reasons therefor.**

## **Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2016-2022, to the limited extent of the works forward of the building line, the Board was satisfied that that the proposed extension would be acceptable and would not injure the character of the cottage or seriously injure the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to attach condition number 2(b), the Board was satisfied that the proposed development would not set an undesirable precedent and would not, given the limited scale of the extension, impact on the character of the cottage or the streetscape. Furthermore, the Board concurred with the planning authority and the Inspector with respect to condition number 2(a) and was satisfied that it was warranted.

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

**Dated this            day of            2021**