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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1181/20**

**Appeal** by Aisling O'Dálaigh care of Enda Fanning of "Dúnáras", Whitehall Road, Churchtown, Dublin against the decision made on the 16<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 development will consist of a single storey porch extension to the front and a single and two storey bedroom and living room hipped roof extension to the rear including an attic room with a gable wall, including a window facing the rear, above the existing eaves level of the dwelling at 85 Aughavanagh Road, Crumlin, 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 ATTACH condition number 3 and the reasons therefor.**

## **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, it is considered that condition number 3 is reasonable in order to ensure the proposed development would not be visually incongruous to the existing dwelling and visually intrusive when viewed from adjoining properties.

## **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**