



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1509/20

Appeal by Cathal and Cara Ryan care of Stephen O'Shea Architects of 14 Bayside Square North, Sutton, Dublin against the decision made on the 24th day of September, 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 a part single storey, part two-storey extension to the side, single storey extension to front to come in line with existing porch and attic conversion at 36A Edenmore Crescent, Raheny, 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(a).

Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern and character of development in the area, it is considered that the proposed extension, by reason of its scale, nature and design, and its location with respect to adjoining properties, would not detract from the character of the existing dwelling or the visual amenities of the area, and would not detract from the residential amenity of the existing dwelling or adjoining properties. Therefore, condition number 2(a) of the planning authority's decision, requiring a reduction in the width of the extension, is not 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.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021.