



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3185/20

Appeal by Lynda and Michael McBreen care of Whelan O'Connor Limited of 222-224 Harold's Cross Road, Dublin against the decision made on the 30th day of September, 2020 by Dublin City Council to grant subject to conditions a permission to Justin Hintze care of MCC Architects of 21 Shandon Drive, Phibsboro, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Extension at first floor to side of dwelling with associated alterations to existing front elevation at 35 Victoria Street, Portobello, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.

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.

Reasons and Considerations

Having regard to the objectives of the Dublin City Development Plan 2016 - 2022, to its limited nature, scale and layout, the Board considered that, subject to the compliance with a condition set out below, the proposed development would not seriously injure the residential amenity of adjoining properties and would not detract from the character or setting of the existing building or that of the streetscape. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board agreed with the assessment of the planning authority and was satisfied that the proposed infilling by the extension at first floor level between the existing house and the adjoining house would not, given its modest scale, interfere with or seriously detract its integrity, character or setting within the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

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

Dated this day of 2021