



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1518/20

Appeal by Terry and Sharon Nolan care of MARA Architects of 51 Clontarf Road, Clontarf, Dublin against the decision made on the 29th 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: Demolition of existing single storey garage to side, construction of new part single, part two-storey extension to the side and rear of the existing house to include roof windows, and alterations to increase the width of the existing vehicular access to front boundary, together with associated site works. All at 31 The Rise, Glasnevin, 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 REMOVE condition number 3(a) and the reason therefor.

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development and its configuration relative to the neighbouring property to the north at number 33 The Rise, it is considered that the modifications required by the planning authority in its imposition of condition number 3 (a), are not warranted, and that the proposed development, with the removal of condition number 3 (a), would not have a significant negative impact on the residential amenities of this neighbouring property, or any other property in the vicinity of the application site. The proposed development 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.

Paul Hyde

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

Dated this day of 2021.