



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3160/20

Appeal by Conor Milroy care of McConnell International of 11 White Pines Crescent, Stocking Avenue, Rathfarnham, Dublin against the decision made on the 1st day of October, 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: Extension above the existing two-storey single family residence comprising new second floor bedrooms with balconies on the south and north sides and setback bedroom penthouse above with balconies on the south, east and north sides and including all associated ancillary works, all at 14d Poplar Row, Corner of Poplar Row and Annesley Bridge, 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 3 and the reason therefor.

Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern and character of existing and permitted development in the area, it is considered that the proposed extension, by reason of its scale, nature and design, and to 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. The imposition of the planning authority's condition number 3 requiring the omission of the proposed penthouse floor and associated balconies, is not, therefore, 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.