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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1549/20**

**Appeal** by Jennifer Dolan care of John Henry Architect of 83 Swords Road, Whitehall, Dublin against the decision made on the 6<sup>th</sup> 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:** Proposed front pitched roofed single and two storey extensions with associated site development works and side gable bathroom window opening to dwelling house at 14 Grace Park Meadows, Drumcondra, 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 conditions numbers 3(a), 3(b) and 3(c) and the reasons therefor.

## **Reasons and Considerations**

Having regard to the existing pattern of development in the vicinity of the appeal site, together with the limited scale of the development and the precedent in the area for similar type extensions for the front of dwellings, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area. It is, therefore, considered that the modifications required as set out in condition number 3(a), 3(b) or 3(c) would not be justified or warranted in this instance.

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

**Dated this            day of            2021**