



An
Bord
Pleanála

Board Order
ABP-308666-20

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1603/20

Appeal by Damien and Aoife Curran care of Hausman Design Limited of The Northside Enterprise Centre, Bunratty Drive, Dublin against the decision made on the 28th 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: Construction of a single storey extension to the rear and to convert the existing garage to the side into a habitable room and for a first floor extension over existing garage to the side and for single storey extensions to the front and to widen existing vehicular access exiting on to Mask Road and for all associated site works at 10, Mask Road, Artane, 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(d) and 4(a) and the reasons therefor.

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development, the established pattern of development in the vicinity, and the extant planning permission pertaining to the site under Planning Register Reference Number WEB1549/18, which permits a first floor extension in line with the existing front building line and the widening of the existing vehicular entrance to 3.6 metres, it is considered that the modifications required by the planning authority in its imposition of condition numbers 3(a), 3(d) and 4(a), are not warranted, and that the proposed development, with the omission of condition numbers 3(a), 3(d) and 4(a), would have no negative impact on the residential amenities of any neighbouring property, the character of the existing dwelling or the streetscape. 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.



Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 27th day of April 2021

