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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3523/20**

**Appeal** by Simon Callanan care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin against the decision made on the 27<sup>th</sup> day of November, 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:** Amendments to previously granted planning permission under planning register reference number: 2079/20. The amendments will consist of: (i) extending the main ridge line of the roof of the dwelling as viewed from the front, side and rear; (ii) the addition of three number rooflights to the north-east elevation serving the bathroom, wardrobe and ensuite respectfully, all at first floor level; (iii) the widening of the front door ope to accommodate repositioning of front door and addition of side lights, at ground floor level; and all associated works to facilitate the development at 50 Hollybrook Grove, Clontarf, 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 2 and the reasons therefor.**

## **Reasons and Considerations**

Having regard to the residential land use zoning for the site, and to the pattern and character of development in the area, the Board considered that the proposed extension, by reason of its height, scale and design, would not detract from the character of the existing dwelling or the visual amenities of the area. Therefore, the planning authority's condition number 2, requiring a reduction in the ridge height of the extension, is not 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.

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**Paul Hyde**

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

**Dated this            day of            2021**