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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3461/20**

**Appeal** by Colin Farrell and by Claire Wallace care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 23<sup>rd</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:** The development will consist of: (i) partial demolition of existing house, including chimney to the north elevation, extension to rear and side at ground and first floor level; (ii) construction of a new part single, part two storey extension to side (North) and rear (East); (iii) alterations to and extension of the existing roof including hipped roof to the side, flat roof to the rear and the construction of a new box roof light; (iv) alterations to all elevations with new fenestration throughout and roof-lights; (v) widening of existing vehicular entrance; (vi) construction of a new shed/gym in the rear garden; and (vii) other works as part of the development include: landscaping, boundary treatments, and all associated site and ground works necessary to facilitate the development, all at 31 Oulton Road, Clontarf, 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 ATTACH conditions numbers 3(a), 3(e) and 5 (a) and the reasons therefor and to REMOVE conditions numbers 3(b) and 3(c) and the reason therefor.

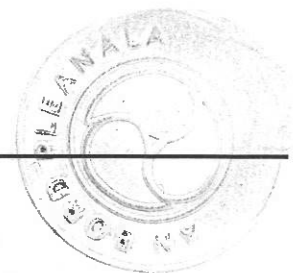
## Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that the removal of conditions numbers 3(b) and (c) would not have a significant impact on the residential or visual amenities of the area and 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.

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



Dated this 30<sup>th</sup> day of April 2021.