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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3711/20**

**Appeal** by Robert Harris of 36 Saint Assam's Avenue, Raheny, Dublin against the decision made on the 13<sup>th</sup> day of January, 2021 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Part demolition of the existing ground floor rear extension, the provision of a one storey ground floor extension to the rear of the existing dwelling, a bedroom extension at first floor level attached to front and side of house over garage area, general refurbishment of existing dwelling and associated site works at 36 Saint Assam's Avenue, Raheny, Dublin.

**Decision**

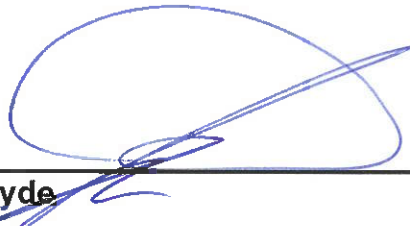
Having regard to the nature of the condition, the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3 and reasons therefor.

## Reasons and Considerations

Having regard to the nature and scale of the proposed development and to the existing pattern of development in the area, including the terraced character of the streetscape, it is considered that the modifications to the proposed development as required by the planning authority in its imposition of condition number 3 is not warranted. The proposed development, with the removal of condition number 3, 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.

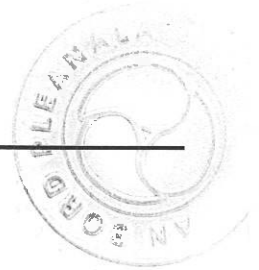
## Matters Considered

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



Dated this 10<sup>th</sup> day of May 2021