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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1857/20**

**Appeal** by Stephen Eastwood care of Graham McNevin of 3 Killakee Gardens, Firhouse, Dublin against the decision made on the 27<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:** Two storey extension to rear of existing dwelling, conversion of existing attic space to non-habitable room with a dormer window to side and rear of existing dwelling, internal alterations and all associated site works at 121 Larkhill Road, Whitehall, 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 the reasons therefor.

## Reasons and Considerations

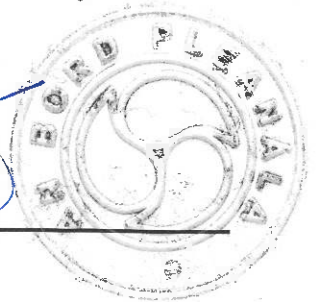
Having regard to the residential land use zoning for the site, and to the pattern and character of the development in the area, it is considered that the proposed extension, by reason of its location, scale, height and design, would not seriously detract from the residential or visual amenities of number 122 Larkhill Road or any other surrounding property. Therefore, the planning authority's condition number 3, requiring a two-metre reduction in the depth of the first-floor element 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 *9<sup>th</sup>* day of *June* 2021.