

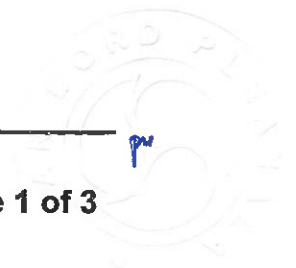
Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3893/20

Appeal by Maurice and Geraldine Troy care of AKM Design, Unit 4, 2009 Orchard Business Centre, Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 10th day of February, 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: Permission to widen existing vehicular gate to 3.6 metres with new 1.2-metre high bin and bike stores in front garden. Single storey extension to front of dwelling, first floor extension to side over existing ground floor (study/utility) to create two number bedrooms, single storey extension to the rear. Conversion of attic with dormer and velux rooflight to rear roof. Internal alterations including new stairs to attic, removal of existing side chimney and associated works, all at 45 Saint Assam's Avenue, Dublin.

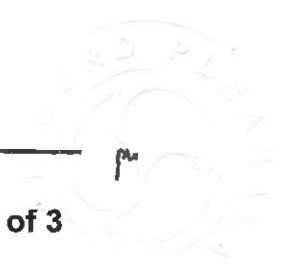


Decision

Having regard to the nature of the condition(s) 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 7, 11 (a) and 11 (c) and the reasons therefor, and REMOVE condition number 11 (b) and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and to the pattern of development in the area, it is considered that the removal of condition number 11 (b) 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.



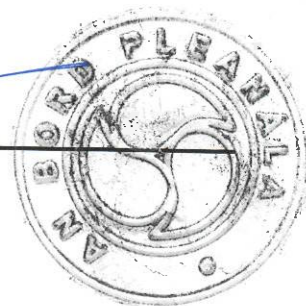
Matters Considered

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.



Paul Hyde

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



Dated this 28th day of June 2021.