



---

## **Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1020/21**

**Appeal** by Justin Nolan of 98 Ardmore Drive, Artane, Dublin against the decision made on the 10<sup>th</sup> day of March, 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:** Provision of attic conversion for storage, raised gable to side with dormer window to the rear and front single story extension, all at 98 Ardmore Drive, Beaumont, 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 REMOVE condition number 9 and the reason therefor.

## **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the residential Z1 'Sustainable Residential Neighbourhoods' zoning objective for the site as set out in the Dublin City Development Plan 2016-2022, the pattern of development in the area and the provisions of the Development Plan, it is considered that the proposed amendments to the roof and its dormer roof style extension to the rear would not seriously injure the residential and visual amenities of the area or the amenities of property in the vicinity 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                      day of                      2021.**