



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2060/21

Appeal by Eliza and Ronan Wade care of Michael O'Connor Associates of 18 Lissadel Wood, Swords Road, Malahide, County Dublin against the decision made on the 16th 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: Construction of a kitchen/bedroom two-storey extension to the rear and all associated site works, at 40 Lein Gardens, 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 6 and the reason therefor.

CMG

Reasons and Considerations

Having regard to:

- (a) the provisions of the Dublin City Development Plan 2016-2022,
- (b) the modest nature and scale of the development proposed,
- (c) the size of the overall site, and its orientation relative to the neighbouring property, and
- (d) the pattern of development in the area,

it is considered that, subject to compliance with the conditions attached to the permission granted under planning register reference number 2060/21, with the removal of condition number 6, the proposed development would not seriously injure the residential or visual amenities of the area and would not detract from the character of the area. The proposed development 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.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 26th day of May 2021.