

An
Bord
Pleanála

Board Order
ABP-309968-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2088/21

Appeal by Maeve and John Lawson care of Optimise Design Limited of 34 Fitzwilliam Street Upper, Dublin against the decision made on the 22nd 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 part single part two-storey rear extension with two number rooflights to single storey portion and one number high level side window to two-storey portion, new rooflight to existing main roof (to rear), amendments to glazing on front (west) elevation and internal modifications and all ancillary works at 18 Stormanstown Road, Glasnevin, 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 reason therefor.

Reasons and Considerations

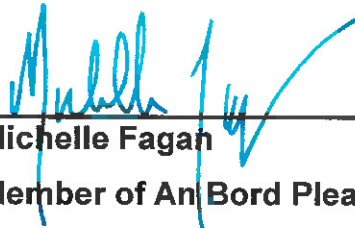
Having regard to:

- (a) the provisions of the Dublin City Development Plan 2016-2022,
- (b) the modest nature and scale of the development proposed,
- (c) the extent to which the uniformity of the streets in the area have been altered, and
- (d) the pattern of development in the area,

it is considered that, subject to compliance with the conditions set out under planning register reference number 2088/21, with the omission of condition number 3, the proposed development would not seriously injure the residential or visual amenities of the area or 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.



Michelle Fagan

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



Dated this *15th* day of *June* 2021.