

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2235/21

Appeal by Anecy Scholling of 48 Harty Place, Dublin against the decision made on the 13th day of April, 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: (1) Demolish rear ground floor WC and shower room, (2) extend and reconfigure first floor bedroom to the rear incorporating a new bathroom with flat roof over and (3) to increase the roof ridge height to the rear at 48 Harty Place, 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 2 and the reasons therefor.

Reasons and Considerations

Having regard to its limited nature and scale of the development, the Board was satisfied that the extension as proposed would not significantly reduce direct daylight to the neighbouring property, would not be overbearing and would, therefore, be in accordance with the proper planning and sustainable development of the area.

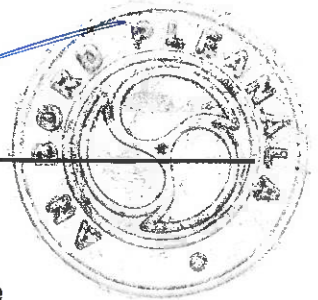
Matters Considered

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 29th day of June 2021.