

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1289/21

Appeal by Carolann Conway and Joseph Weafer of 48 Saint Pappin Road, Glasnevin, Dublin against the decision made on the 17th day of May, 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 new single storey extension to the front of the existing dwelling and associated site works at 48, Saint Pappin 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 **AMEND** condition number 2 so that it shall be as follows for the reason set out.

2. The depth of the front extension shall be a maximum of 3.5 metres as measured externally. It shall be set in from the west corner of the house by a minimum of 500 millimetres and have a maximum width of six metres.


Reason: In the interest of visual and residential amenity.

Reasons and Considerations

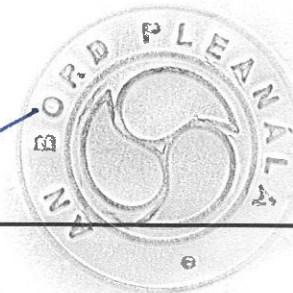
It is considered that the proposed development subject to the amendments set out in condition number 2 above would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

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 21st day of September 2021