



An  
Bord  
Pleanála

Board Order  
ABP-310848-21

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2700/21**

**Appeal** by Brian Cunningham care of Arc Projects of 28 Larchfield, Dunboyne, County Meath against the decision made on the 24<sup>th</sup> day of June, 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:** Permission for construction of a single storey extension to the rear, a first-floor extension to the side, the conversion of the attic roof space incorporating the changing of the side roof profile from hip end to gable end profile and the installation of Velux type rooflights to the front and rear roof slopes, all at 210 Kincora Road, Clontarf, 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 conditions numbers 4 and 9 and the reasons therefor.

## Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, to the residential "Z1" - 'Sustainable Residential Neighbourhoods' zoning for the site, and the provisions of the Dublin City Development Plan 2016 - 2022, the Board considered that, the proposed amendments to the roof profile and the proposed rooflights would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.
2. Condition Number 9 refers to works to the entrance to the site. However, no such works are proposed in the application. As such, the omission of this condition 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.



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Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 8<sup>th</sup> day of OCTOBER 2021.