



An
Bord
Pleanála

Board Order
ABP-311340-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3030/21

Appeal by Enda Woods care of SSA Architects of 42 Haddington Road, Dublin against the decision made on the 17th day of August, 2021 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Modifications to a previous grant of permission planning register reference number 2649/20 (for a new three-storey, four-bedroom, semi-detached dwelling). Modifications to include a new screened 30-square metre balcony/terrace to the proposed flat roof to the rear (north) at first floor together with internal modifications to WC, circulation and habitable room arrangements, all with associated works and site services, all at 63 Highfield Road, Rathgar, Dublin (a Protected Structure) (RPS reference number 3861).

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the location of the proposed development within an area zoned Z2 'Residential Neighbourhoods (Conservation Areas)' in the Dublin City Development Plan 2022-2028, to the Protected Structure status of number 63 Highfield Road, and to the planning history and pattern of development in the area, it is considered that, by reason of its scale, form and design, and, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual and residential amenities of properties in the residential conservation area in which it is located. Furthermore, the proposed development would not materially affect the character of the adjoining Protected Structure, number 63 Highfield Road, or any element of the structure that contributes to its special architectural, historical or archaeological interest. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the proposed development shall be carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number 2649/20 and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *23rd* day of *January* 2023.

