

An
Bord
Pleanála

Board Order
ABP-311351-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3037/21

Appeal by Felicia Antochi care of Daniel Kennedy of 4 Riverside Grove, Clonsaugh, Dublin against the decision made on the 19th day of August, 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: A new ground floor only building to the rear of the existing site with garage door entrance to the side of the new build. New build to be used as a garage and home office and all ancillary works at 41, Bunting Road, Walkinstown, 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(a) so that it shall be as follows for the reason set out.

2. Prior to commencement of development the following amendments shall be submitted to and agreed in writing with the planning authority:

- (a) The sloping roof shall have a maximum height of 3.5 metres on the north-western elevation.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the zoning objective for the area as set out in the Dublin City Development Plan 2016 - 2022, the established pattern of development in the area and the nature, scale and design of the proposed roof it is considered that the proposed development would not seriously injure the established character or visual amenities of the parent dwelling or of properties in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

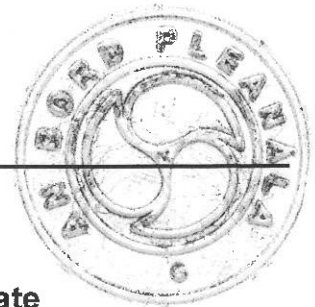
Matters Considered

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.



Michelle Fagan

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



Dated this 4th day of January 2022