



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1709/21

Appeal by Kirk Donohue and Aiste Venckute care of Aoife Grogan of 34 Kirwan Street, Stoneybatter, Dublin against the decision made on the 24th 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: Demolition of existing single storey rear extension. Removal of existing chimney. Construction of proposed part single part-two storey extension to side and rear with flat roof tied into main roof with three number roof lights. Amendments to glazing on front (north-west) and side (north-east) elevation. Relocation of front door. Internal modifications and all ancillary works at 39 Priory Road, Harold's Cross, Dublin.

Decision

Having regard to the nature of the condition number 3, 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 3 and the reasons therefor.

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 this serviced suburban area and the nature, scale and design of the proposed part single and part two-storey extension together with its associated works, 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, would not seriously injure the amenities of nearby dwellings, 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 26th day of January 2022

