

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1803/21

Appeal by Roger and Claire English care of Melted Snow Architects of 260 South Circular Road, Dublin against the decision made on the day of 21st day of September, 2021 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

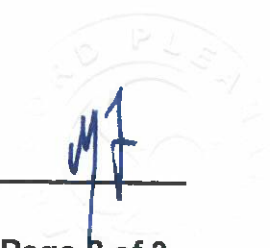
Proposed Development: Alterations and extensions to existing two storey semi-detached dwelling comprising: 1) demolition of existing single storey extension to rear side and existing detached garden store, 2) proposed construction of a new single storey flat roof extension to rear/rear side, 3) new flat roof over garage to side (to include increase in height of 0.6 metre) and new doors to front, 4) new hipped roof dormer extension to side of the main roof, 5) new flat roof dormer extension to rear of the main roof and 6) associated elevational alterations, internal modifications and site works at 379 Howth Road, 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 condition number 5 and the reason therefor.

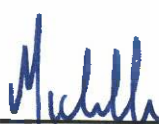
Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the area, including the terraced character of the streetscape, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 5, are not warranted. The proposed development, with the omission of condition number 5, would not have a significant impact on the residential or visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

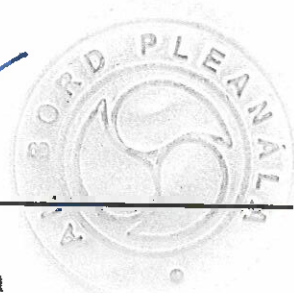


Matters Considered

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 *18th* day of *February* 2022.