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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3338/21**

**Appeal** by Anthony Dargan and Aisling Brady care of Architectural Farm of 149 Francis Street, Dublin against the decision made on the 8<sup>th</sup> day of October, 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 extension to rear and construction of a single storey extension to side and rear consisting of a one bedroom granny flat and extension to main house, replacement and increase in height of existing flat roof to rear first floor, alterations and refurbishment to existing dwelling including external insulation, widening of existing vehicular entrance from Collins Avenue and all associated site works at 314 Collins Avenue, 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 4 and the reason therefor.

## Reasons and Considerations

Having regard to the nature and scale of the proposed development and to the pattern of development in the area, it is considered that the requirement to incorporate a buff/brown colour brick elevation finish, as required by the planning authority in its imposition of condition number 4, is not warranted on visual amenity grounds. The proposed development, with the omission of condition number 4, would not have a significant impact on the residential or visual amenities of the area, and its omission would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Matters Considered

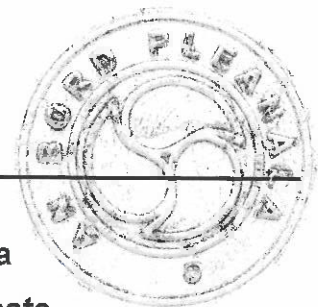
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 9<sup>th</sup> day of March 2022.