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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3309/21**

**Appeal** by Colin Sheridan and Lizabeth McCoy Sheridan care of Edward Brady and Associates of Unit 63, Grange Close, Baldoyle, Dublin against the decision made on the 5<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:** The development consists of: (a) alterations and extension to existing attic room to include new access stairs, shower room, dormers at side (east elevation) and at rear (north elevation) and velux roof-light at front (south elevation); (b) first floor extension at side containing one number bedroom and home office/study; (c) new tiled pitched roof to existing single storey area of house at front (south elevation) which will include a canopy to front entrance door; (d) all associated site works and services, all at 65 Kincora Road, Clontarf, Dublin.

**Decision**

Having regard to the nature of the conditions 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 ATTACH condition number 8(a) and the reason therefor and REMOVE conditions numbers 8(b) and 8(c).

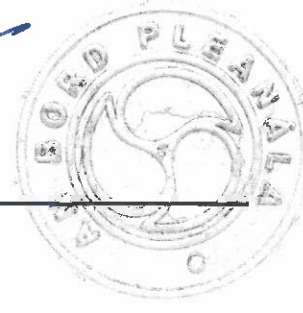
## Reasons and Considerations

It is considered that the proposed development, subject to compliance with the amendments to condition number 8 as set out above, would not seriously injure the visual and residential amenities of the area and would 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.

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



Dated this *3<sup>rd</sup>* day of *February* 2022.