

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

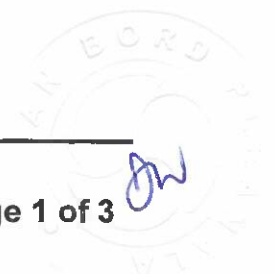
Planning Register Reference Number: 3405/21

Appeal by Hilary Barrett care of David Mulcahy Planning Consultants Limited of 67 Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 21st 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: Alterations and construction of single storey extension to the rear of an existing two storey dwelling including all associated site works at 15 Carlingford Parade, Dublin 2.

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 AMEND condition number 3 so that it shall be as follows for the reasons set out.



“3. The development hereby approved shall incorporate the following amendments:

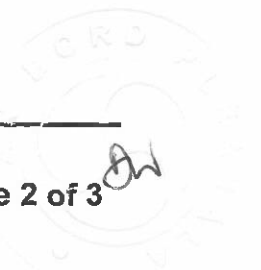
- (a) The double height element of the proposed rear extension shall be reduced to a maximum height of 3.6 metres and provisions shall be made in the design for rooflights and roof lanterns.
- (b) No element of the rear extension, including all proposed guttering, shall oversail neighbouring/adjoining property.

Prior to commencement of development, revised plans, drawings and particulars showing the above amendments shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of orderly development and residential 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 this serviced suburban area and the nature, scale and design of the proposed single storey double-height extension, together with its associated works, it is considered that, subject to the amended condition, 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.



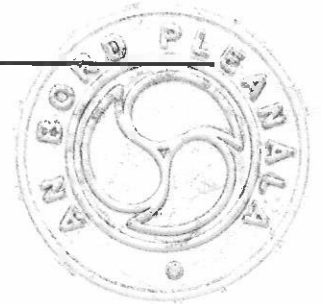
Matters Considered

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.



Dave Walsh

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



Dated this *21st* day of *March* 2022