

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3438/21

Appeal by Nuala and Vincent Crimmins care of Magahy Broderick Associates of 123 Lower Baggot Street, Dublin against the decision made on the 28th 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: Permission for the demolition of the first-floor extension to the side. The construction of a single storey extension to the rear; a first-floor extension to the side with a rooflight on the rear slope of the roof; associated site works. Retention permission is sought for part of the existing ground floor extension to the side. All at 68 Foxfield Road, Raheny, Dublin.

Decision

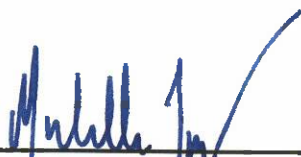
Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs 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, to the 'Z1 - Sustainable Residential Neighbourhoods' zoning for the site, to the pattern of development in the area and to the provisions of the Dublin City Development Plan 2016 - 2022, it is considered that the proposed development would not seriously injure the residential and visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

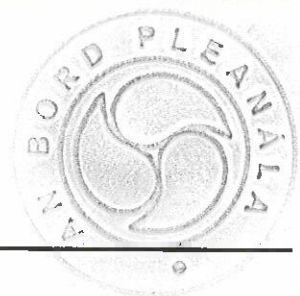
Matters Considered

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 15th day of March 2022.