



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3105/21

Appeal by Rebecca Yates and Charles Von Metzradt care of Mac Eoin Architects of 19 Mountjoy Square, Dublin against the decision made on the 29th day of November, 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: Removal of the existing external concrete staircase. Construction of a two-storey extension to the front to contain study, utility, a bedroom and two bathrooms. Construction of a single storey extension to the front to form a new entrance to the ground floor garage/workshop and to provide an external deck to the front for the first floor living spaces. Installation of a new internal staircase to provide access to first and attic levels. Provision of a dormer window to the front at attic level in the existing roof to light and ventilate the proposed attic study. Installation of 10 number rooflights to light and ventilate various rooms at ground, first floor and attic level. Installation of a new steel and glass balcony and staircase to the rear accessing the rear garden from first floor. Related internal alterations. All at 41 Laverty Court, Quinn's Lane, 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 2 (a), (b), (c), and (e) and the reason therefor.

Reasons and Considerations

Having regard to the proposed reuse of a heritage building in an area zoned Z1 which seeks 'to protect, provide and improve residential areas' as set out in the Dublin City Development Plan 2022 – 2028, it is considered that the contemporary interventions proposed to the structure and the addition of a modestly scaled extension would contribute positively to the character and distinctiveness of the area, would not detract from the appearance of the area or its setting and would otherwise accord with the provisions of the development plan and with the proper planning and sustainable development of the area.



Una Crosse

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



Dated this 17th day of April 2023.