



An
Bord
Pleanála

Board Order
ABP-312517-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3746/21

Appeal by Ann Kelsey and Michael Swift care of Ambient Architecture of 24 Myrtle Park, Dún Laoghaire, County Dublin against the decision made on the 16th day of December, 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 rear ground floor extensions/sheds and side garage and first floor side structure of number 139 Terenure Road and construction of a rear and side single storey extension with rooflight, a first floor side extension with hipped roof, new roof lights to side and rear main roof. Upgrade of finish to number 137 Terenure Road rear extension, internal connections between both dwellings for use as a single dwelling, internal alterations, a new window layout to both rear elevations, general refurbishment, associated site, drainage and landscaping works to front and rear, replacement of rear boundary wall to Number 141 Terenure Road in agreement with neighbour, all at 137-139 Terenure Road West, Terenure, 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

It is considered that the retention of the two vehicular entrances to serve the amalgamation of the two dwellings would not endanger public safety by reason of traffic hazard and would not lead to conflict between road users, that is, vehicular traffic, pedestrians, and cyclists.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 4th day of May 2022.

