

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5157/21

Appeal by Kim and Maurice McCann care of Desiun Architects of 26 Eustace Street, Temple Bar, Dublin against the decision made on the 2nd day of February, 2022 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 will consist of removal of the existing garage to side of house and the addition of a new two-storey extension to the side and rear, and a projecting bay to the front elevation. The development will also include widening of the vehicular access to three metres and all associated siteworks at 31, Dollymount Avenue, Clontarf, 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 10 and the reason therefor.

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity of the appeal site, to the limited scale of the proposed development and to the precedent in the immediate vicinity of the site for two-storey projecting bays of a similar style and scale to that of the proposed development, it is considered that the development, as proposed in the plans and particulars lodged with the planning authority would be compatible with the established streetscape character at this location, would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area. It is considered, therefore, that the modifications to the design of the proposed extension as required by condition number 10 would be unwarranted.

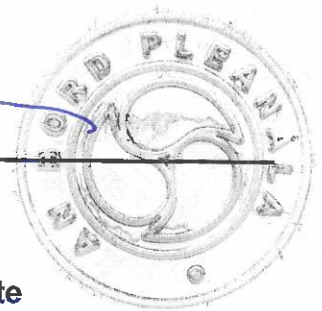


John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this ^{25th} day of ^{July} 2022