



An  
Bord  
Pleanála

## Board Order ABP-312872-22

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB5149/21**

**Appeal** by David Ryan care of James Alex Doran of 50 Grosvenor Lane, Rathmines, Dublin against the decision made on the 1<sup>st</sup> day of February, 2022 by Dublin City Council to grant subject to conditions a permission to the said David Ryan in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Partial demolition of the existing rear wall and roof and the erection of a part first floor, part two-storey extension to the rear of the existing terraced dwelling house, including one new rooflight at ground floor level and two new rooflights at first floor level at 49 Grosvenor Lane, Rathmines, 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 AMEND condition number 2 so that it shall be as follows for the reason set out.

## Reasons and Considerations

Having regard to the location of the site, it is considered by the Board that the proposed development would not result in overlooking or overshadowing of adjoining properties. Therefore, condition number 2 of the planning authority's decision shall be amended.

2. The opening section of the bedroom window to the eastern side shall not be glazed and shall be replaced with a solid opening panel.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

*Patricia Calleary*

Patricia Calleary

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



Dated this *30<sup>th</sup>* day of *August* 2022