

An
Bord
Pleanála

Board Order
ABP-312922-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4007/21

Appeal by Jenny Anne Corkery and Cillian McGovern care of BPS Planning and Development Consultants of Ballinatone, Greenan, Wicklow against the decision made on the 4th day of February, 2022 in relation to the application for permission for development comprising proposed amendments to previously approved planning application reference WEB 1496/21. Proposed amendments include the addition of a low pitched zinc roof and rooflight to accommodate a non-habitable storage room (area 7 square metres) and modifications to the east façade to include an additional false window at rear of number 13 Emorville Avenue, Portobello, Dublin In accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for modifications to the east façade to include an additional false window and to refuse permission for the addition of a low pitched zinc roof and rooflight to accommodate a non-habitable storage room (area 7 square metres).

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.


Reasons and Considerations

Having regard to the nature and scale of the development proposed, to the pattern of development in the vicinity, to the planning history of the subject and adjoining sites, and to the policies of the current Dublin City Development Plan, it is considered that, subject to compliance with the condition set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would not detract from the character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, in so far as it amends planning register reference number ABP-306142-19.

Reason: In the interest of clarity.



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

Dated this 7TH day of July 2023.