

An
Bord
Pleanála

Board Order
ABP-313493-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1122/22

Appeal by Edward Neale of 88 Benbulbin Road, Drimnagh, Dublin against the decision made on the 7th day of April, 2022 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

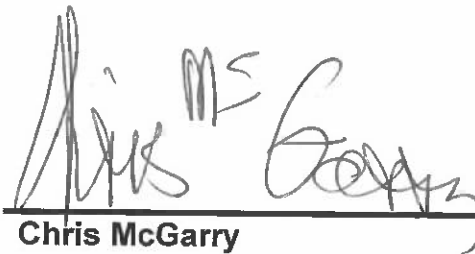
Proposed Development: A single level, flat roofed extension of 11.2 square metres to the front and full width of a mid-terrace two-storey house, with new bin storage and replacement front gates and fence at 88 Benbulbin Road, Drimnagh, Dublin.

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 ATTACH condition number 2(a) and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, it is considered that condition number 2(a) is reasonable in order to ensure that the proposed development would not be visually incongruous to the host dwelling of Number 88 Benbulbin Road, would not be visually at odds or intrusive in the terrace group it forms part of, and its wider streetscape scene in highly uniform in design and layout intent residential area, as appreciated from the public domain. Furthermore, it is considered that to permit the proposed amendments would not overcome this adverse impact nor would it overcome that the design, bulk, mass and projection of the front ground level extension would be a type of development that failed to accord with the relevant provisions of Appendix 18 (residential extensions) of the Dublin City Development Plan, 2022 to 2028, and it would be a type of development that would in itself, set a precedent for further inappropriate development in the vicinity of the site. In the absence of the requirements of Condition Number 2(a) the proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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



Dated this 28th day of June 2023