

An
Bord
Pleanála

Board Order ABP-314100-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3827/22

Appeal by Sheila Walsh care of Donal O'Connell of 3 Summerville Park, Rathmines, Dublin against the decision made on the 21st day of June, 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 provision of a new rear single storey kitchen extension and demolition of the existing rear kitchen extension including internal alterations to existing rear kitchen, dining room and playroom and the provision of a new shower room and utility room including all ancillary drainage works. The replacement of the existing aluminium windows to the front elevation with new hardwood double glazed vertically sliding sash windows as well as the replacement of the existing modern front door with a new hardwood panelled door more in keeping with the existing house. The provision of new hardwood double glazed windows to the rear elevation first floor at 29 Annesley Park, Ranelagh, Dublin, a Protected Structure.

Decision

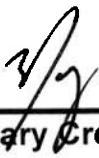
Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3(e) and the reason therefor and AMEND condition number 3(a) so that it shall be as follows for the reason set out.

3. (a) Consideration is to be given to omitting the proposed door from the new utility and retaining the historic window opening.

Reason: To protect the character and integrity of the protected structure.

Reasons and Considerations

Having regard to the zoning objective for the area, the design, layout and scale of the proposed development works to a Protected Structure, and to the pattern of development in the vicinity, the Board considered that the proposed development would be in accordance with the proper planning and sustainable development of the area.


Mary Cregg

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

Dated this 23rd day of November 2023