

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1438/22

Appeal by Liam McHugh and Lorna Cronnelly care of MARA Architects of 51 Clontarf Road, Clontarf, Dublin against the decision made on the 5th day of July, 2022 by Dublin City Council to grant subject to conditions a permission to the said Liam McHugh and Lorna Cronnelly in accordance with plans and particulars lodged with the said Council.

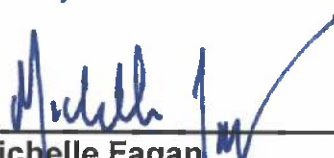
Proposed Development: Demolition works to existing single storey side and rear extensions; construction of two-storey extension to the side and front, single storey extension to rear with rooflights, and porch to the front; construction of an attic conversion to include two dormer roofs, one to the side and one to the rear, and to include two number roof lights to the front of existing roof; ancillary changes to elevations. Also, to include all associated site works, all at 424 Clontarf Road, 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, as amended, to REMOVE condition number 4 and the reason therefor.

Reasons and Considerations

Having regard to the site within its context, and the precedent for similar forward projecting two-storey side extensions to comparable house types in the surrounding area, it is considered that the attachment of condition number 4 to the permission granted by the planning authority under planning register reference number WEB 1438/22 is unnecessary to safeguard visual amenity and that its omission would be in accordance with the proper planning and sustainable development of the area.


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



Dated this 24th day of November 2022.