

An
Bord
Pleanála

Board Order
ABP-314238-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB 1200/22

Appeal by Donal and Una Bradley care of Studio Anois of Spade Enterprise Centre, King Street North, Smithfield, Dublin against the decision made on the 13th day of July, 2022 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

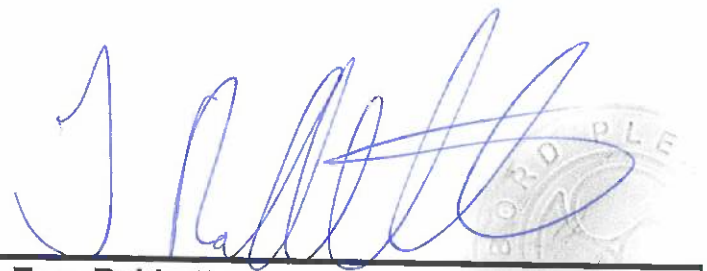
Proposed Development: Alterations and extension to the existing two-storey end of terrace dwelling. The works will consist of (1) demolition of existing ground floor rear extension, (2) construction of two-storey extension to the rear, (3) all associated site works at 21 Connolly Avenue, Inchicore, Dublin.

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 REMOVE condition number 3 (a), (b), (c) and (d) and the reason therefor.

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity of the appeal site, together with the nature, scale and extent of the proposed development and the precedent in the immediate area for similar extensions to the rear, it is considered that the development as proposed, in accordance with the revised plans and particulars lodged with the planning authority on the 16th day of June, 2022, would not seriously injure the visual or residential amenities of the area and it would provide a better quality of living accommodation at the subject dwelling for its occupants. It is therefore considered that the imposition of condition number 3(a), (b), (c) and (d) is not warranted and that the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of visual impact, and would be a type of development that accords with the Dublin City Development Plan, 2022-2028, land use zoning objectives for 'Z1' zoned land as well as the provisions and standards set out therein for this type of development proposed under this application. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 10th day of July 2023