

An  
Bord  
Pleanála

**Board Order**  
**ABP-314471-22**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4012/21**

**Appeal** by Ian Craigie care of Robin Mandal Architects of The Courtyard, 40 Main Street, Blackrock, County Dublin against the decision made on the 3<sup>rd</sup> day of August, 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 development will consist of the demolition of a section of the rear return walls at garden level and ground floor level, and the construction of a part single storey, part two-storey extension to the rear, internal alterations, the reconfiguration of two bathrooms and the installation of a utility room in the existing house and associated site works at 20 Oakley Road, 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(a) and replace with a new condition and to ATTACH a further condition so that they shall be as follows for the reasons set out.

3. (a) Drawings indicating the western elevation of the proposed development as viewed from the property courtyard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

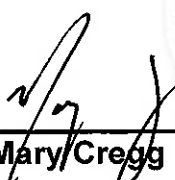
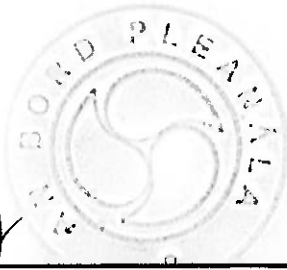
### New condition

14. The ensuite of Bedroom 4 shall be fitted with an obscure glazed window or highlight window, the details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of clarity and to prevent overlooking of adjoining residential property.

## Reasons and Considerations

Having regard to the nature and scale of the proposed development, the Z2 – Residential Neighbourhoods (Conservation Area) zoning, the pattern of development in the area and the provisions of the Dublin City Development Plan 2022-2028 and the Architectural Protection Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2011, it is considered that condition number 3(a) requiring the omission of the first floor extension is not warranted, as the special fabric, character and integrity of the Protected Structure and the residential amenities of properties in the vicinity would not be adversely affected by the first floor extension. The attachment of a new condition number 14, requiring that Bedroom 4's ensuite be fitted with an obscure glazed window or highlight window, is warranted in the interest of clarity and to prevent overlooking of the adjoining residential property to the south.

  
  
\_\_\_\_\_  
**Mary Cregg**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 4<sup>th</sup> day of December 2023.