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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4423/22**

**APPEAL** by Garret Molloy care of Virtus of 5<sup>th</sup> Floor, The Glass House, 11 Coke Lane, Smithfield, Dublin against the decision made on the 31<sup>st</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:** Retention of alterations to the previously granted planning permission under planning register reference number WEB1209/20. These alterations are as follows: Material changes to the ground floor northwest and southwest facing windows at the rear garden. The addition of a canopy to the ground floor northwest rear facing elevation. An additional rooflight over the ground floor kitchen area. Additional external storage space along the southwest boundary adjoining the plant room. Amendments to the rear northeast facing dormer window. The omission of south westerly facing rooflights at attic level. The inclusion of two number additional Velux windows at the roof to allow for roof maintenance. The increase in height of a section of parapet to the easterly facing elevation, all at Iona, 130 Howth Road, 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 3 and the reason therefor.

## Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 and to the nature, form, scale and design of the development proposed to be retained, it is considered that the omission of condition number 3 attached to the grant of permission under planning register reference number 4423/22 would not seriously injure the visual amenities, the established character or appearance of the area, and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

  
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**Stephen Brophy**

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

Dated this 9<sup>th</sup> day of November 2023.