

An  
Bord  
Pleanála

**Board Order**  
**ABP -314943-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1744/22**

**Appeal** by Louise White and Alan Brady care of Found Architecture of 37 North Great Georges Street, Dublin against the decision made on the 6<sup>th</sup> day of October, 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 removal of the existing rear extension, construction of new single storey rear extension and dormer attic conversion, and associated site works at 87 Iveagh Gardens, 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 2 and the reason therefor.

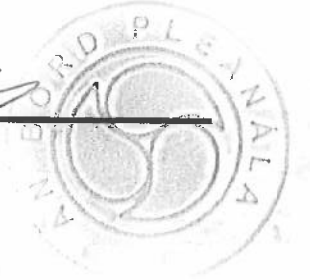
## Reasons and Considerations

Having regard to the nature and scale of the proposed development, its end of terrace location and the limited views of the development available from the public realm, it is considered that condition number 2 is not required in order to ensure the proposal would not seriously injure the residential or visual amenities of the area. It is considered that the proposed development would, therefore, be in accordance with the provisions of the Dublin City Development Plan 2022-2028 and 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 11<sup>th</sup> day of July 2023