

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1748/22

Appeal by Karen Dowling care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 7th 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: Removal of existing single storey rear extension and replacement with new two- storey rear extension and all associated site works at 13, Keeper Road, Drimnagh, 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 ATTACH condition number 3 and the reason therefor.

pm

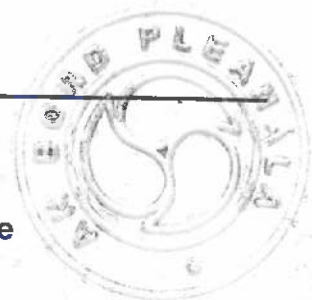
Reasons and Considerations

Having regard to the nature and scale of the proposed development, it is considered that condition number 3 is reasonable in order to ensure that the proposed development would not seriously injure the residential or visual amenities of the area. It is further considered that condition number 3 is required to ensure that the proposed development is consistent with the proper planning and sustainable development of the area, as set out in the Dublin City Development Plan, 2022 - 2028.



Peter Mullan

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



Dated this *16th* day of *March*, 2023.