



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1493/22

APPEAL by Emma McMahon and Shane Carroll care of Brennan Furlong Architects and Urban Planners of Vernon House, 2 Vernon Avenue, Clontarf, Dublin against the decision made on the 11th 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: Works to existing detached dwelling, including the conversion and alteration of the existing single storey garage building to the rear of the existing dwelling, including incorporation of the garage into the main dwelling footprint and replacement of existing pitched roof with flat roofs; single storey flat-roofed extension to the rear and side of the existing dwelling; two number new flat roof dormer windows and one number velux window to the existing front roof pitch; section of raised roof with one number velux window over the proposed relocated attic stairs to the rear roof pitch; two number skylights to the new flat roofs; canopy to the rear above ground floor level; elevation changes to existing openings position and sizes; along with internal alterations; all associated works to allow for reconfigured layout internally. Planning permission is also sought for relocation of existing side vehicular entrance gate onto Bettystown Avenue, new bin store and storage area to the rear garden along with all associated site and landscaping works, all at 25A All Saints Road, corner with Bettystown Avenue, Raheny, Dublin.

Decision

Having regard to the nature of the conditions 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 numbers 4(a) and 4(b) and the reason therefor.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, and the nature, form, scale and design of the proposed development, it is considered that the omission of condition numbers 4(a) and 4(b), attached to the grant of permission under planning register reference number WEB1493/22, would provide an adequate level of residential amenity, would not seriously injure the visual amenities, established character or appearance of the area, and would otherwise be in accordance with the proper planning and sustainable development of the area.


Mick Long

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 30 day of June 2023.