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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

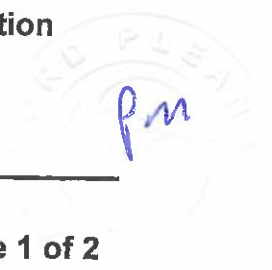
**Planning Register Reference Number: 4754/22**

**Appeal** by Zilah Santos Carvalho and Bojan Starcevic care of Architectural Drafting Services of 42 Saint Domhnach's Well, Burrow, Sutton, Dublin against the decision made on the 24<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:** Extend living room and entrance hall with pitched roof over, demolish existing east facing gable shed and replace with a single storey ground floor extension with flat roof over, all at 70 Castletimon 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 to ATTACH condition number 3(c) and the reason therefor.



## Reasons and Considerations

Having regard to the limited nature and scale of the proposed development, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 3 (c), are warranted, and that the proposed development, subject to this being maintained would be in accordance with the provisions of the Dublin City Development Plan 2022-2028 and would be acceptable in terms of the visual amenities of the area, would not set an unacceptable precedent in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.



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**Peter Mullan**

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



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