



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5060/22

Appeal by Caoimhe Ní Shúileabháin care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin against the decision made on the 8th day of December, 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: Permission for the removal of existing rear first floor dormer and part of existing rear ground floor flat roof and the construction of a new first floor dormer to include a new ensuite bedroom and a bathroom, new rear flat roof to ground floor extension with new rear elevation, conversion of garage space to home office and utility room with alterations to garage front elevation, internal alterations, widening of vehicular entrance to include new entrance gates and widened driveway and all associated site works; all at 12, Maywood Grove, Raheny, 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(a).

Reasons and Considerations

Having regard to the limited nature and scale of the proposed development, the Board considers that the modifications to the proposed development as required by the planning authority in its imposition of condition number 2 (a) are not warranted, and the proposed development would be in accordance with the provisions of the Dublin City Development Plan, 2022-2028, would not seriously injure 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.



Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this ^{16TH} day of *February* 2024.