



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1001/23

Appeal by Ben O'Reilly care of Colgan O'Reilly Architects of 93A Sandymount Road, Dublin against the decision made on the 27th day of February, 2023 by Dublin City Council to grant permission subject to conditions to Paul O'Grady and Cathy Gilmore care of Doris Portmann Architect of 17 Park Avenue, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for following alterations to dwelling (a) construction of two-storey side extension with roof over to match existing and new entrance to existing dwelling, (b) raising ridge height of part of existing roof to suit new dwelling layout, (c) construction of single-storey structure to rear garden to provide ancillary accommodation with single-storey passageway connection to existing dwelling, with all associated alterations and improvements to the existing semi-detached dwelling at 6 Vergemount Park, Clonskeagh, 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 reasons therefor.

Reasons and Considerations

Having regard to the Development Plan zoning, the site location and the scale and design of the proposed development, it is considered that condition number 3 is reasonable in the interest of the amenity of the neighbouring properties and in order to achieve the proper planning and sustainable development of the area.



Stephen Bohan

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

Dated this 3rd day of April 2024.