



An
Bord
Pleanála

Board Order
ABP-316141-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3008/23

Appeal by Mary Jo Looby and Colin Kelleher care of Tom Phillips and Associates of 80 Harcourt Street, Dublin and by Daire Hogan of 28 Wellington Road, Dublin and by others against the decision made on the 2nd day of March, 2023 by Dublin City Council to grant subject to conditions a permission to the said Mary Jo Looby and Colin Kelleher in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of modifications to the permitted dwelling (planning register reference number 3729/21) which is currently under construction, comprising of 800 millimetres reduction in height of bike store to front; increase of overall building height by 450 millimetres; increase in size of rooflights on main house and single storey element to front; repositioning of solar panels at roof level; removal of zinc frames to mansard roof; 450 millimetres set-back at second floor level from front of house; internal modifications, including additional internal walls at ground and second floor level, stair design alterations at ground/first/second floor level, alterations to internal layout of first and second floor level and increase in floor to ceiling height to the kitchen, all at 26 Raglan Lane, Ballsbridge, Dublin (formerly within the curtilage of a protected structure).

Decision

GRANT permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the land-use zoning objective Z2 for the site, as set out in the Dublin City Development Plan 2022-2028, and would not seriously injure the amenities of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The development shall comply with the conditions attached to the permission granted under planning register reference number 3729/21, except as may be amended in order to comply with the conditions attached to this permission.

Reason: In the interest of clarity.

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3. The flat roofs in the set-back areas above first floor level to the front and rear of the house shall not be used as amenity space and shall only be accessible for the purposes of emergency access and/or essential maintenance.

Reason: In the interest of clarity and residential amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. The extended house shall be used as a single dwelling unit only.

Reason: In the interest of clarity.

Peter Mullan



Peter Mullan

Member of An Bord Pleanála

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

Dated this *25th* day of *July*, 2023.