

An
Bord
Pleanála

Board Order
ABP-316390-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3172/23

Appeal by Jessica Ryan, Ian Marron and Craig Marron care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin. against the decision made on the 30th day of March, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Works to existing three storey period property, provision of a new rear staircase and balcony to provide access to the rear garden, timber privacy screen to boundary and replacement of existing sash window with a French style door with over light to the rear elevation and all associated site development works at 21 Kenilworth Square North, Rathgar, Dublin (A Protected Structure).

Decision

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

Reasons and Considerations

Having regard to the Z2 zoning objective for the area which seeks to 'to protect and/or improve the amenities of residential conservation areas' in the Dublin City Development Plan 2022-2028 and to the nature and scale of the proposed and existing development, it is considered that, subject to compliance with the condition set out below, the proposed development would not adversely affect the character or setting of the existing house, adjoining dwellings in the terrace or the mews dwellings on the adjoining lane and would not seriously injure the residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

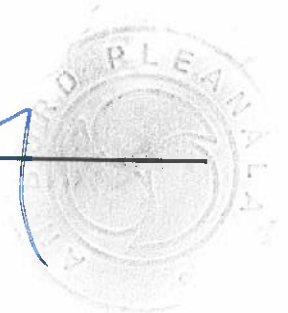
Reason: In the interest of clarity.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this *24th* day of *August* 2023.