

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

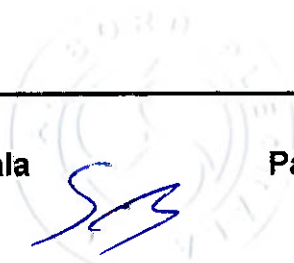
Planning Register Reference Number: 3620/23

APPEAL by Adrian Magerusan of 91 Broombridge Road, Cabra West, Dublin against the decision made on the 16th day of June, 2023 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: First floor extension over existing ground floor extension to the rear of dwellinghouse with flat roof over and two roof lights for extended living accommodation, all at 91 Broombridge Road, Cabra West, 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, as amended, to REMOVE condition number 3 and the reason therefor.



Reasons and Considerations

Having regard to the 'Z1' residential land use zoning for the site, and to the pattern of development in the area, it is considered that the proposed first floor extension, by reason of its limited scale, nature and design, and its location with respect to adjoining properties, would not seriously injure the residential amenities of the area or of property in the vicinity, including number 93 Broombridge Road by reason of visual impact or overbearance. The planning authority's condition number 3 requiring the reduction in depth of the proposed extension is, therefore, not warranted.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *1st* day of *November* 2023.