



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3668/23

APPEAL by Cathal and Anna Greene care of The House Architects of 79 Merrion Square South, Dublin against the decision made on the 26th 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: Modifications to the previously granted planning permission (planning register reference number 3689/21) for alterations/extensions to the existing two-storey semi-detached house. Modifications to comprise the conversion of the existing hipped roof to a gable end roof, increasing the area of the proposed attic conversion, a new rear dormer, an additional Velux rooflight to the front roof slope and a new obscured window to the east elevation, plus associated modification to fenestration and site development, all at 10 Croaghpatrick Road, Navan Road, 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 the pattern of permitted and existing development in the area, it is considered that the proposed modifications and alterations to the permitted development, by reason of their limited scale, nature and design, and their location with respect to adjoining properties, would not seriously injure the residential amenities of the area or of property in the vicinity. The planning authority's condition number 3 is, therefore, not warranted.



Una Crosse

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

Dated this 19th day of December 2023.