

An
Bord
Pleanála

Board Order
ABP-318057-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1548/23

Appeal by Grahame and Susan Walsh of 43 Kincora Road, Clontarf, Dublin against the decision made on the 23rd day of August, 2023 by Dublin City Council to grant subject to conditions a permission to Gerard and Audrey Headon care of Art McGann of 18 Fairview, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of clear glazing to high level window to side/east elevation of single storey extension to front at 41a, Kincora Road, Clontarf, Dublin.

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 provisions of the Dublin City Development Plan 2022-2028, including the 'Z1' zoning objective for the area, and Policy SC5 Urban Design and Architectural Principles, Section 15.11 House Developments, and Appendix 18 Ancillary Residential Accommodation of the Development Plan, and having regard to the siting and high level nature of the window to be retained, it is considered that the development would not unacceptably affect the residential amenities of dwellings in the area, including number 43 Kincora Road, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

1. The development shall be completed and retained in accordance with the plans and particulars lodged with the application. The development hereby approved for retention shall adhere to the decision of An Bord Pleanála ABP-310237-21 and its attached conditions. For the avoidance of doubt, this permission does not approve any other development, including development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

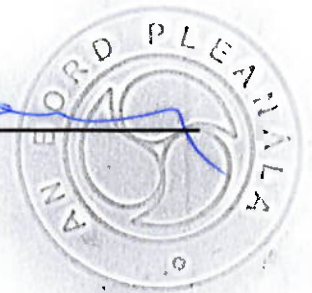
Reason: In the interest of clarity.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 8th day of July 2024.