

An
Bord
Pleanála

Board Order ABP-319227-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4943/23

Appeal by Rachel Murray and Ronan Nulty care of MODA Architects of 399 South Circular Road, Rialto, Dublin against the decision made on the 9th day of February, 2024 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

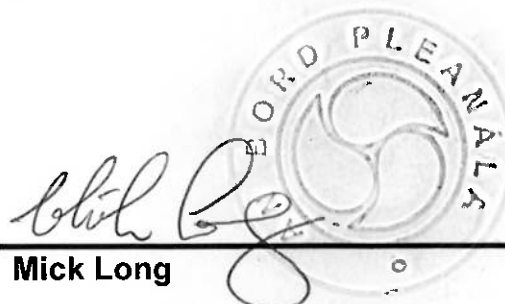
Proposed Development: Construction of a single storey extension to rear and first floor extension to side of existing two-storey semi-detached dwelling, all at 25 Merton Drive, Ranelagh, Dublin.

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 residential conservation zoning objective, the specific nature and disposition of the corner site location, and the policy framework provided by the Dublin City Development Plan 2022-2028, it is considered that the proposed development with a contemporary flat roof profile, front and side contrasting elevation treatment, and fenestration of the first-floor extension located above the garage, as submitted to the planning authority at planning application stage, would satisfy the requirements of Appendix 18 (Ancillary Residential Accommodation), Section 1.0 (Residential Extensions), Section 1.1 (General Design Principles) and would align with Policy BHA9, Chapter 11 (Built Heritage and Archaeology) of the development plan which seeks, inter alia, to enhance Conservation Areas through contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area and, as such, would be in accordance with the proper planning and sustainable development of the area.

A circular stamp of An Bord Pleanála is visible in the background. It features a stylized 'S' or 'B' shape in the center, surrounded by the words 'AN BORD PLEANÁLA' in a circular border. Overlaid on this stamp is a handwritten signature in dark ink, which appears to read 'Mick Long'.

Mick Long

Member of An Bord Pleanála

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

Dated this 13th day of August 2024.