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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3343/24.**

**Appeal** by Wes Wallace care of RMLA Planning Consultants of Unit 3B Santry Avenue Industrial Estate, Santry Avenue, Santry, Dublin against the decision made on the 2<sup>nd</sup> day of May 2024, by Dublin City Council in relation to the application for permission for development comprising retention of a Protected Structure: Alterations to the shape of the windows at the first floor of the rear extension; the conversion of a window at the first floor in the rear extension into a French door; the conversion of the single window at the ground floor of the rear extension into double French doors opening onto the garden; alteration of one of the rear windows at the first floor of the original building to convert it into a French door; the construction of a timber and metal structure with a screened terrace and a staircase connecting the first floor with the garden level and all the associated site works at 37 Northumberland Road, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for alterations to the shape of the two windows on the rear façade at the first floor of the rear extension and the conversion of the single window at the ground floor of the rear extension into double French doors opening onto the garden and to refuse permission for the construction of a timber and metal structure with a screened terrace and a staircase connecting the first floor with the garden level, the conversion of a window at the first floor in the rear extension

into a French door and alteration of one of the rear windows at the first floor of the original building to convert it into a French door.

## **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 conditions set out below.**

## **Reasons and Considerations**

Having regard to the nature of the development proposed to be retained, the provisions of the Dublin City Development Plan 2022-2028, and the policies regarding Protected Structures specifically Policy BHA2 (Development of Protected Structures), it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained, would not seriously injure the character or setting of the existing Protected Structure at number 37 Northumberland Road (Recorded Protected Structure number 5900), would not seriously injure the amenity of neighbouring properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. For the avoidance of doubt the timber trellis screen shall be omitted.

**Reason:** In the interest of clarity and in the interest of the protection of architectural heritage.



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Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 21<sup>st</sup> day of January 2025.