

An
Bord
Pleanála

Board Order
ABP-320846-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1791/24

Appeal by Lisa and Nichola Nolan care of John Mac Polin Architect of 54 Landscape Park, Churchtown, Dublin against the decision made on the 21st day of August 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: Extension and refurbishment of existing end of terrace dwelling. The proposed works will comprise of the construction of a part two storey and part single storey extension to the side of the existing dwelling, new entrance porch to the front and internal refurbishment works. No proposed modification to existing on curtilage car parking. Proposed extension will be 32.75 square metres at ground floor and 14.26 square metres at first floor, at 11 Melvin 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 to REMOVE condition number 3(a) and the reason therefor.

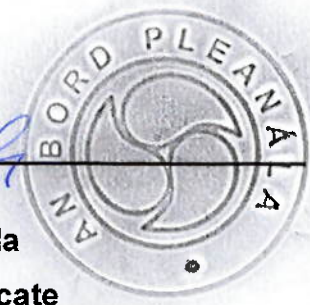
Reasons and Considerations

It is considered that the proposed window to the front of the bedroom/study is integral to the overall redesign of the house and that it would enhance the quality of the outdoor amenity space.


Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 9th day of January 2025.