

An  
Bord  
Pleanála

**Board Order**  
**ABP-321461-24**

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## **Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2209/24**

**Appeal** by Peter and Ruth Maher of 167a Strand Road, Sandymount, Dublin against the decision made on the 19<sup>th</sup> day of November, 2024 by Dublin City Council to grant permission, subject to conditions, to Isobel O'Flanagan care of SSA Architects of 42 Haddington Road, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a single storey ground floor orangery style extension of 23 square metres to the rear of the existing detached infill property with full height glazing to the south and west elevations, a rendered blockwork wall to the north elevation, a glazed roof to the south side, two number flat rooflights and associated site works to provide improved additional living space at 167B Strand Road, Sandymount, 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 conditions set out below.**

## Reasons and Considerations

Having regard to the grounds of appeal, the applicant's response, the residential conservation zoning objective and the framework provided by the Dublin City Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would provide a reasonable upgrade of residential accommodation on site, would be in accordance with Appendix 18 (Ancillary Residential Accommodation) and Policy Objective BHA9 (protection of conservation areas) of the Dublin City Development Plan 2022-2028, would not result in an adverse impact on neighbouring properties, including the adjoining property to the north at number 167A Strand Road and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

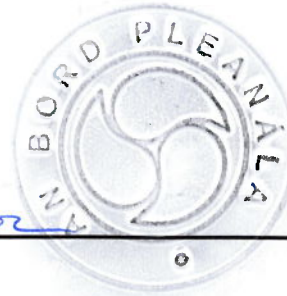
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer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

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

2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

**Reason:** In the interest of public health.

  
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**Marie O'Connor**



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

Dated this 20 day of March 2025.