



An  
Bord  
Pleanála

## Board Order ABP-321544-24

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### Planning and Development Acts 2000 to 2022

**Planning Authority:** Dublin City Council

**Planning Register Reference Number:** WEB2246/24

**Appeal** by Anna Chahoud care of Micheal O'Drisceoil of 55 George's Street Lower, Dun Laoghaire, County Dublin against the decision made on the 27<sup>th</sup> day of November, 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 to provide W.C., home office and extended kitchen, new pedestrian gate to side onto Hazel Park and enlarged ground floor living room window to front elevation, all at 1 Hazel Park, Kimmage, 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 2(a) and the reason therefor and to ATTACH condition number 2(b) and the reason therefor.

## Reasons and Considerations

Having regard to the residential zoning objective of the area and the pattern of development in the vicinity, it is considered that the proposed development, subject to the removal of condition number 2(a), would be a reasonable improvement of accommodation on site, would not adversely impact on the residential and visual amenities of adjoining properties, would be in accordance with Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028 and the provisions of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage (January 2024), and would be in accordance with the proper planning and sustainable development of the area. With regard to condition number 2(b), it is considered that the said condition should be retained as the proposed change in fenestration would not be in keeping with the style of the house and would detract from the character of the pair of the existing semi-detached houses at numbers 1 and 2 Hazel Park.

  
Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 17 day of April 2025.