

An  
Bord  
Pleanála

## Board Order ABP-321783-25

### Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2479/24

**Appeal** by Ann Tilson care of Newmark Architects of 40 Dame Street, Dublin against the decision made on the 10<sup>th</sup> day of January, 2025 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.


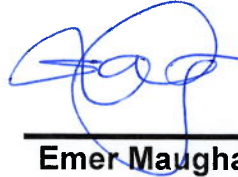
**Proposed Development:** The development will consist of: proposed single-storey extension with mono-pitch roof to rear of existing house, changes to rear window openings at ground floor, new rooflight to rear of existing house roof, front door repositioning and all associated site works at 27 Fergus Road, Terenure, 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 2 and the reason therefor.

## Reasons and Considerations

Having regard to the nature of the proposed development, the scale of the development, the pattern of development in the area and the existing residential use on site, and the provisions of the Dublin City Development Plan 2022-2028, it is considered, that the omission of condition number 2 is reasonable and the proposed development as submitted would not seriously injure the amenities of the occupants of the dwelling and of property in the vicinity. The proposed development would, otherwise, be in accordance with the proper planning and sustainable development of the area.



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**Emer Maughan**

**Member of An Bord Pleanála**

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

Dated this 30<sup>th</sup> day of May 2025