



An
Bord
Pleanála

Board Order
ABP-322304-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1163/25

Application for Leave to Appeal against the decision of the planning authority by Maria Gorbena and Michael Wilcox care of Armstrong Planning of 12 Clarinda Park North, Dún Laoghaire, County Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 21st day of March 2025 to grant, subject to conditions, a permission to Peter Clinton care of Ceardean of 9 Dolphins Barn, St. James, Dublin.

Proposed Development: Construction of first-floor bedroom extension to the rear, enclosure of the entrance porch, internal layout modifications to existing end of terrace two storey house with associated site works, at 18 Merton Avenue, South Circular Road, Dublin.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Given the nature of Condition 2 relating to the permanent fitting of opaque glazing to a height of 1.8 metres, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of the said condition imposed by the planning authority to which the grant is subject. Furthermore, it is noted from the planning authority assessment that the said condition was inserted to protect the amenity of residents to the rear at Sanford Avenue and the Board therefore considers it has not been shown that the imposition of this condition will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 9th day of May, 2025