

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2891/16**

An Bord Pleanála Reference Number: PL 29S.LV.3303

**APPLICATION FOR LEAVE TO APPEAL** against the decision of the planning authority by Patrick and Pauline Coughlan care of Coughlan Associates of 60 Austin Friars Street, Mullingar, County Westmeath having an interest in land adjoining the land in respect of which Dublin City Council decided on the 24<sup>th</sup> day of June, 2016 to grant subject to conditions permission to Naoise McNally care of DMVF Architects of 276-278 Rathmines Road Lower, Rathmines, Dublin.

**PROPOSED DEVELOPMENT:** Demolition of a single storey shed and a single storey lean-to structure to the rear, internal modifications at basement level to include modified layout and infilling of the existing rear basement window, modifications to ground floor level to include, the enlargement of the existing window opening of the rear ground floor reception room, the replacement of a handrail to the staircase from basement level to ground floor, modifications to the existing return including the removal of the side wall of the return at ground floor level, the provision of new double doors to rear and the removal of existing chimney stack, replacement of existing aluminium windows throughout with new timber framed sliding sash double glazed units, modification to first floor level to include provisions for an ensuite and the erection of a 15 square metres single storey extension to the rear and associated works, all at 105 South Circular Road (a protected structure), 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.

### **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

### **REASONS AND CONSIDERATIONS**

Having regard to the submissions and documents received in connection with the application for leave to appeal and the condition(s) set out in the planning authority's decision, 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 conditions imposed by the planning authority to which the grant is subject.

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

**Dated this            day of            2016.**