

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

**Dublin City**

**Planning Register Reference Number: 3620/10**

An Bord Pleanála Reference Number: PL 29N.238129

**APPEAL** by Brian Flannery and Marie-Josee Leclerc of 6 Marguerite Road, Glasnevin, Dublin against the decision made on the 15<sup>th</sup> day of November, 2010 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Conversion of attic incorporating dormer extension to rear and all associated site works at 6 Marguerite Road, Glasnevin, 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 AMEND condition number 2 so that it shall be as follows for the reason set out.**

2. The proposed development shall be amended as follows:
  - (a) the width of the rear dormer window shall be reduced so that it is no more than four metres in external width and located centrally over the original house, and
  - (b) the ridge tiles on the house shall remain intact.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of orderly development and visual amenity.

## **REASONS AND CONSIDERATIONS**

Having regard to the pattern of development and architectural character of the area and the possibility of similar attic developments of other houses in the vicinity, the Board concurred with the planning authority that the width of the dormer window should be limited to four metres. In relation to the height the Board considered that the development as proposed would be acceptable provided it did not interfere with the appearance of the house from the street and the ridge tiles were maintained intact.

## **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.

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

**Dated this            day of            2011.**