



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3837/19

Appeal by Tiarnán O'Dwyer of 44 Clontarf Park, Clontarf, Dublin against the decision made on the 16th day of October, 2019 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 an attic level new dormer window extension to the rear elevation and two roof windows to the front elevation of a two-storey mid-terraced dwelling at 44 Clontarf Park, Clontarf, 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 dormer shall not exceed the height of the ridge line of the main roof structure.
 - (b) The dormer shall be set back at least 500 millimetres from the eaves level of the main roof structure in accordance with revised details submitted to An Bord Pleanála on the 8th day of November, 2019 with the appeal documentation.
 - (c) All fascia/soffits, rainwater goods, window frames and glazing bars shall be finished in a dark colour so as to blend with the existing roof.

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 interests of visual and residential amenity.

Reasons and Considerations

Having regard to the existing pattern of development within this terrace which includes both dormer windows and ground floor extensions, the mid-terrace location of the appeal site, the restricted nature of the site and distances to properties to the rear, it is considered that the rear dormer extension would not detract from the character of the area or seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.

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

Dated this day of 2020.