



An  
Bord  
Pleanála

**Board Direction**  
**BD-009095-21**  
**ABP-310445-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2021.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 9 as follows

- a) *The front dormer shall be reduced in width to not exceed an external width of 3 metres and shall be moved so that it sits above the existing bay window and such that its centre line aligns with that of the principal window to the front of the bay.*
- b) *The foot of the dormer shall be a minimum of 300mm above the ridge of the roof of the two storey bay.*

*Revised drawings showing compliance with the above shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.*

### **Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2016-2022 and to the existing pattern of development in the vicinity of the appeal site along

with the visual qualities of the streetscape along the Clontarf Promenade, it is considered that the development, in accordance with the modifications as set out in the amended condition number 9 would be acceptable, and would not seriously injure the visual amenities of the area and would be compatible with the overall pattern of development along this stretch of Clontarf Road. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

**Board Member:**



Michelle Fagan

**Date:** 16/09/2021