

An  
Bord  
Pleanála

**Board Direction**  
**BD-010735-22**  
**ABP-312687-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2022.

The Board decided to treat this case under section 139 of the Planning and Development Act 2000, as amended. The Board also decided, based on the reasons and considerations set out below, that the planning authority be directed, as follows:

Amend condition number 3 as follows

3. (a) The roof alteration shall be amended from gable end roof to a side dormer structure. Any associated window shall be fitted with obscure glazing.
  
- (b) The rear dormer shall be reduced in width to not exceed a maximum external width of two metres. The window shall not exceed the proportions of the largest window in the 1<sup>st</sup> floor rear elevation of the dwelling.

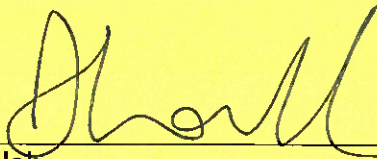
Revised plans and elevation drawings with the necessary alterations shown thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

### **Reasons and Considerations**

Having regard to the existing and permitted pattern of development in the Charlemont area for rear dormer roof extensions, it is considered that the proposed amendments would provide for an appropriate level of development, that would not seriously injure the visual or residential amenities of the area and would comply with the guidance set out in Appendix 17 of the Dublin City Development Plan 2016-2022.

**Board Member:**



**Date:** 19/05/2022

Dave Walsh