

An
Bord
Pleanála

Board Direction
BD-012663-23
ABP-313333-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2023.

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 3 as follows

3. The proposed development shall be amended as follows:
 - (a) The roof extension to the side shall match the slope of the existing hipped roof exactly.
 - (b) The rear dormer shall be reduced in width to not exceed a maximum external width of 4.5 metres and shall be a minimum of 800 millimetres from the shared roof boundary with number 59.
 - (c) The window to the reduced dormer shall be no wider than 3.7 metres and shall be no taller than 1.5 metres from cill to lintel.

Reason: In the interest of the visual and residential amenities of the area.

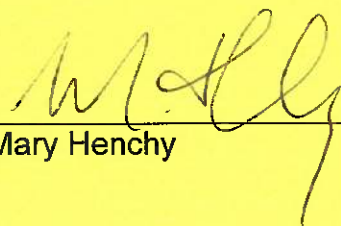
Reasons and Considerations

Having regard to the following provisions of the current Dublin City Development Plan 2022-2028:

- the site's location within a residential conservation area, wherein the zoning objective is 'To protect and/or improve the amenities of residential conservation areas', and
- Section 15.11 and Appendix 18 which, variously, address extensions and alterations and dormer extensions,

it is considered that condition number 3 attached by the planning authority to the permission would, subject to revised wording, ensure that the proposed dormer extension complies with the above cited provisions of the development plan. The proposed extension would be compatible with the visual and residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:



Mary Henchy

Date: 28/06/2023