

**An  
Bord  
Pleanála**

**Board Direction  
BD-012643-23  
ABP-313451-22**

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 that the planning authority be directed, as follows:

**Confirm condition number 4 to be attached.**

**Amend condition number 2 as follows:**

2. The proposed development shall be amended as follows:

(a) The proposed dormer to the front shall be omitted.

(b) The proposed side dormer shall be amended as follows:

(i) The side dormer shall be fully hipped to match the existing roof and shall have its ridge line set down below that of the main roof by at least 200mm so that the side dormer shall sit fully within the plane of the main side hip roof as a separate floating subordinate feature with the existing roof tiles to the hipped roof being retained.

(ii) The window to the side dormer shall be centrally placed and shall be reduced in width to have a more vertical emphasis.

(c) The proposed rear dormer shall be amended as follows:

(i) The rear dormer shall be reduced in width by 1m with no part of the dormer projecting above the side roof plane and shall be fully disaggregated from the proposed side dormer.

(ii) The rear elevation to the rear dormer shall be set back by a minimum of 500mm from the rear wall of the original dwelling measuring horizontally.

(iii) The rear dormer shall sit fully within the plane of the rear roof as a separate floating subordinate feature with the existing ridge tiles to the hipped roof being retained.

(iv) The window in the face of the dormer shall comprise 3 no. lights. It shall have a width of 2m and a height of 1.2m and it shall be centrally sited within the face of the dormer. This window shall have a cill height of 1.1m and it shall be clear glazed.

(v) The proposed rear rooflight shown on drawing no. 21-702-P-12 dated April 2022 and submitted to the Board on 27<sup>th</sup> April 2022 shall be reduced in height to 0.9m.

(d) All the rear and side dormer's elevations, fascia/soffits, rainwater goods, window frames, glazing bars shall be finished in a dark colour so as to blend with the existing roof finish. White uPVC shall not be used.

(e) The rear or side dormer shall not accommodate any solar panels whether or not they would be exempted development under the Planning and Development Act (as amended).

(f) The proposed rear single storey extension shall accord with that which is shown on drawings nos. 21-702-P-12 & 13 dated April 2022 and submitted to the Board on 27<sup>th</sup> April 2022, provided all rainwater goods are capable of being provided wholly within the site.

(g) The grant of planning permission does not include the shed and storage structures within the front garden indicated on the proposed site plan (drawing no. 21-702-P-08).

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by

the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings.

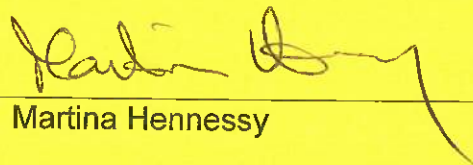
**Reason:** In the interests of orderly development and visual amenity.

### **Reasons and Considerations**

Having regard to the provisions of Section 15.11 and Appendix 18.1, 18.4 and 18.5, of the Dublin City Development Plan 2022– 2028, which, variously, address extensions and alterations, and dormer extensions, it is considered that condition number 2 of the planning authority’s decision to grant permission under planning register reference 3226/22 would, subject to revised wording, ensure that the proposed side and rear dormers and the proposed single storey rear extension comply with the above cited provisions of the Development Plan. This extension would thus be compatible with the visual and residential amenities of the area, and it would accord with the proper planning and sustainable development of the area.

Having regard to the provision of Appendix 5, section 4.3.1 of the Dublin City Development Plan 2022– 2028, which, addresses “Parking in front gardens – Dimensions and Surfacing”, it is considered that condition number 4 of the planning authority’s decision to grant permission under planning register reference 3226/22 would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Martina Hennessy

**Date:** 28/06/2023

