

An
Bord
Pleanála

Board Direction
BD-012720-23
ABP-313971-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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:

Amend condition number 3 as follows:

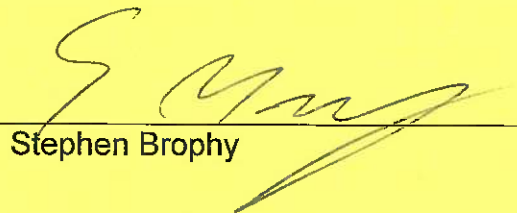
3. The proposed development shall adhere to the following:
 - a) The proposed alteration of the roof to create a standard A gable type roof and shall be omitted. The existing fully hipped roof profile of the existing roof shall be retained.
 - b) The proposed dormer box on the rear plane of the roof shall be omitted.
 - c) The attic level shall not be used for human habitation unless it complies with the current building regulations.
 - d) All 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. No white uPVC shall be used.

Reason: In the interest of visual and residential amenity

Reasons and Considerations

The proposed alteration of the roof profile would alter the appearance of the house which would be contrary to the established character of the existing house and its adjoining neighbour and contrary to the established character of houses in the vicinity and therefore contrary to Section 5.0 (Attic Conversions/Dormer Windows) of Appendix 18 ('Ancillary Residential Accommodation') of the Dublin City Development Plan 2033-2028. The proposed development would be highly visible and by virtue of the total reprofiling of the existing hipped roof, along with the width of the proposed dormer, would seriously injure the character of the area and thus be contrary to the principles of proper planning and sustainable development.

Board Member:


Stephen Brophy

Date: 30/06/2023