

An
Bord
Pleanála

Board Direction
BD-012622-23
ABP-314457-22

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, as amended. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

- ATTACH condition number three with an amended reason.

Reasons and Considerations

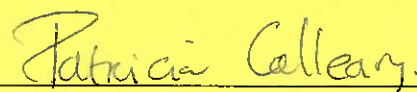
Having regard to Section 15.5.3 (Alterations and extensions) of the Dublin City Development Plan 2022-2028 which sets out, among other requirements, that extensions should 'respect any existing uniformity of the street and together with significant patterns, rhythms or grouping of buildings' and taking into account the pattern of development in the immediate area which predominately include groupings of terraced houses with hipped roofs, it is considered that the inclusion of Condition number three is warranted in order to ensure the proposed development would align with the relevant provisions of Section 15.5.3 of the development plan and respect the uniformity of hipped roof profiles that exist and contribute to the established character and built form of the area.

It is considered that the planning authority should, therefore, be directed under subsection (1) of Section 139 of the Planning and Development Act, 2000 to ATTACH condition number 3 and the reason for the condition should be AMENDED as follows:

Reason: To respect the uniformity of hipped roof profiles that contributes to the established character and built form of the area.

Note: In deciding not to accept the inspector's recommendation to REMOVE Condition Number three, the Board noted and agreed with inspector's assessment in respect of residential and visual amenity considerations, however, the issue of concern to the Board related to respecting the uniformity of roof profiles that contributes to the established character and built form of the area. The Board was satisfied that this character should not be interrupted or lost by the intervention of a gable roof type where hipped roofs are the predominant form. Accordingly, the Board came to a different decision (to attach condition number three) to that recommended by the inspector (to remove condition number three).

Board Member:


Patricia Calleary

Date: 28/06/2023