



An
Bord
Pleanála

Board Direction
BD-011962-23
ABP-315205-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2023.

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 development hereby approved shall incorporate the following amendment:

The rear dormer shall be reduced in width to no wider than 6 meters externally and its central point positioned 1.8 m eastwards from the centre point of the roof.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

Having regard to the provisions of the provisions of the Dublin City Development Plan 2022-2028 and to the nature, form, scale and design of the proposed dormer window, it is considered that subject to compliance with the condition set out below, the proposed amendment of Condition Number 3 attached to the grant of permission

under planning register reference number WEB1838/22 would not seriously injure residential amenities of properties in the vicinity, it would not seriously injure visual amenities, the established character or appearance of its residential conservation area setting and it would, be in accordance with the proper planning and sustainable development of the area.

Board Member: 
Peter Mullan

Date: 30/03/2023