

An
Bord
Pleanála

Board Direction
BD-013319-23
ABP-316293-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000.

The Board considered the totality of the file based on the Inspector's considerations, recommendation and reasonings the Board agreed with the Inspector that 2(b) should be removed from condition 2.

In deciding not to accept the Inspectors recommendation to amend 2(a) and not to concur with the Planning Authority, the Board had regard to Appendix 18, Section 5, and table 18.1 of the Dublin City Development Plan 2022-2028, the design of the dormer structure and its size relative to the roof, and the planning history of dormer structures in the surrounding area. The Board considered the proposed dormer structure was adequately set back from the adjoining structures so as not to be over dominant in appearance. The Board decided to remove 2(a)

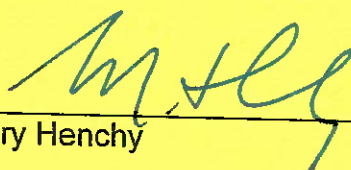
Amend condition number _____2_____ as follows Remove 2(a) and 2(b) from condition 2.

Reasons and Considerations

Having regard to the zoning objective for the area as set out in the Dublin City Development Plan 2022 – 2028, the established pattern of development in the area and the nature, scale and design of the proposed rear dormer extension it is considered that, subject to compliance with the condition set out below the proposed development would not seriously injure the amenities of the area or property in the vicinity and would therefore be generally in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to amend 2(a) and not to concur with the Planning Authority, the Board had regard to Appendix 18, Section 5, and Table 18.1 of the Dublin City Development Plan 2022-2028, the design of the dormer structure and its size relative to the roof, and the planning history of dormer structures in the surrounding area. The Board considered the proposed dormer structure was adequately set back from the adjoining structures so as not to be over dominant in appearance.

Board Member:



Mary Henchy

Date: 18/08/2023