

An
Bord
Pleanála

Board Direction
BD-016658-24
ABP-318026-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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 be amended as follows:

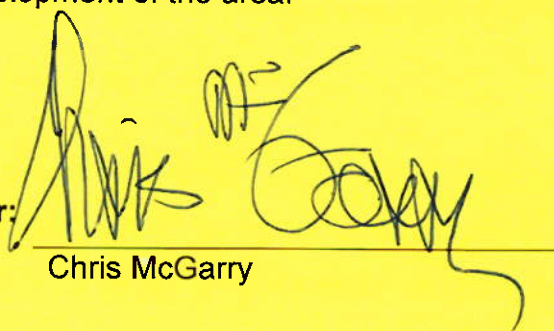
- (a) The ridge of the roof shall be raised by a maximum of 150 millimetres and the Dutch hip shall be replaced with a gable end.
- (b) The proposed rear dormer shall have a maximum width of three metres and shall be centrally placed on the rear roof plane as much as possible. The dormer shall not extend the raised ridge of the dwelling.

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

Having regard to Appendix 18 of the Dublin City Development Plan 2022-2028, the design of the proposed development and the pattern of development in the area, it is considered that condition number 3 (a) and 3 (b) should be amended to facilitate (i) an increased ridge of 150 millimetres and (ii) a rear dormer width of three metres. These amendments would not seriously injure the visual and residential amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:



Chris McGarry

Date: 18/06/2024