

An
Coimisiún
Pleanála

Direction
CD-021437-25
ACP-323176-25

The submissions on this file and the Inspector's report were considered at a meeting held on 01/12/2025.

The Commission decided, on a majority of 2:1, to make a split decision, to

- (1) grant permission (subject to conditions) for the conversion of the existing garage for extended living with new window to front elevation

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

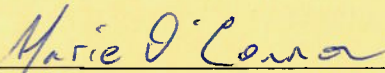
- (2) refuse permission for the Attic conversion for storage including a rear dormer

for the reasons and considerations marked (2) under.

Planning

Commissioner:

Date: 01/12/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

- (1) Having regard to the Dublin City Development Plan 2022-2028 and in particular to the Z1 zoning pertaining to the site and the provisions of Appendix 18

concerning ancillary residential accommodation, it is considered that, subject to compliance with the conditions set out below, the proposed development comprising the conversion of the garage for extended living with new window to front elevation would not seriously injure the visual or residential amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes of the proposed new window in the front elevation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Prior to commencement of works, the developer shall submit to and agree in writing with the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction and demolition waste.

Reason: In the interest of public safety and amenity.

4. The existing house and the extended living area shall be used as a single dwelling unit only.

Reason: To ensure that the development will not be out of character with existing residential development in the area.

- (2) Having regard to the Dublin City Development Plan 2022-2028 and in particular to the Z1 zoning pertaining to the site and the provisions of Appendix 18 Section 5 Attic Conversions/Dormer Windows, it is considered that, the proposed development comprising the conversion of the attic for storage would be overdominant in appearance and give the impression of a flat roof and therefore would be contrary to proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation regarding the attic conversion for storage the Commission agreed with the Inspector that due to its size and position, the dormer would add an unsympathetic feature to the rear elevation of the dwelling, would not be visually subordinate to the roof slope and would obscure a substantial area of the roof but considered that this could not be overcome by a condition restricting the overall width of the dormer.

Note:

The Commission noted that the conversion of the garage into a playroom would not involve any increase in floorspace of the dwelling and as such no development contribution would apply. The Commission noted that the drawings submitted for the attic conversion were not sufficiently detailed regarding the extent of the proposed attic conversion and the relationship with the adjoining property no. 27.