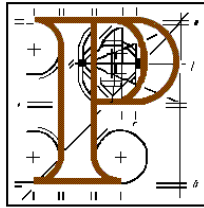


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3549/15

An Bord Pleanála Reference Number: PL 29N.245746

APPEAL by Cathal O'Connor and Niamh Dalton care of Paul Sheehy of 4 Maywood Crescent, Raheny, Dublin against the decision made on the 28th day of October, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Attic conversion to a habitable room with a flat roof dormer to the rear at attic level, a velux roof window to the front at attic level and an extended gable to the side with a revised roof profile to front, side and rear, all at 9 Mount Prospect Grove, Clontarf, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the zoning objectives for the area and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development 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. The proposed gable shall be omitted and a part hip/part gable roof shall be provided similar to that which has been installed at adjacent house to the North. Details of this amendment shall be submitted to the planning authority for agreement prior to commencement of development on site.

Reason: In the interests of visual amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.