

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3694/15

An Bord Pleanála Reference Number: PL 29N.245878

APPEAL by Philip and Emma Dargan of 38 Grangemore Avenue, Donaghmede, Dublin against the decision made on the 18th day of November, 2015 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: A new gable wall with half hip roof to the side of the existing house and a proposed dormer attic roof to the rear of the existing house roof creating maximum attic storage space and a proposed velux to the front of the existing house roof and all ancillary works at 38 Grangemore Avenue, Donaghmede, Dublin.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

It is considered that the proposed roof extension would result in a significant intervention to the existing roof form of one of a pair of semi-detached dwellings, which would be visually obtrusive and would be incongruous in the streetscape, both by itself and by the precedent it would set for similar such development in this vicinity. The Board also considered the proposed rear dormer is excessive in scale and would be over-dominant visually.

In deciding not to accept the Inspector's recommendation to amend condition number 2, the Board concurred with the planning authority that there are less visually intrusive means of providing access to the proposed storage room, which would also allow the retention of the form and proportions of the main roof plane. The Board shared the planning authority's view that a more subordinate rear dormer would be appropriate, and noted the guidance set out in Appendix 25 of the Development Plan in this respect.

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.

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

Dated this day of 2016.