An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2486/16

An Bord Pleanála Reference Number: 29S.246678

APPEAL by Bryan Patten and Emer Butler care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 6th day of May, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Alterations to existing apartment and conversion of its attic space to form two additional bedrooms and replacement bathroom, with six number sets of rooflights at Apartment 38, 3rd Floor, Block 'B', Bellevue, Islandbridge, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations 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.

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REASONS AND CONSIDERATIONS

Having regard to the proposed design, the Board considered that the proposal would provide for a satisfactory level of residential amenity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the development of which the proposal formed part contained a variety of roofscape types and surface finishes, leading to a picturesque environment which could accommodate variety including the roof variation of the proposal.

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

Dated this day of 2016.

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