

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2752/16**

An Bord Pleanála Reference Number: PL 29N.246911

**APPEAL** by Paul and Lorraine Hollins care of Granville Design Service of 55 Granville Road, Dun Laoghaire, County Dublin against the decision made on the 16<sup>th</sup> day of June, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Conversion of attic with dormer type flat roof to rear, Velux type window to front and associated site works to 21 Watermill Park, Raheny, 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 nature, extent and location of the development proposed, to the pattern of development in the area and to the provisions of the current Dublin City Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would be adequately subordinate to the roof slope, would not constitute over development of the site and would not give rise to significant overlooking of adjacent properties. The proposed development 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 reduction of the size of the dormer window structure would overcome concerns regarding scale and would not be so out of character with the area to warrant a refusal of permission in this instance.

## 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 development shall be amended as follows:
  - (a) The width of the dormer shall be reduced to a maximum external width of 4.2 metres; and
  - (b) The reduced dormer shall incorporate two windows of appropriately reduced scale.

Revised drawings in accordance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

3. The external finishes of the attic conversion shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

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

**Dated this            day of            2016.**