

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3351/16

An Bord Pleanála Reference Number: PL 29N.247325

APPEAL by Mark Kinsella care of F D Breitenstein's Studio d'Architectes of 121 Boulevard North, Bayside, Dublin against the decision made on the 7th day of September, 2016 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of attic conversion and roof dormer extension to the rear at 87 Grange Abbey Grove, Baldoyle, Dublin.

DECISION

Having regard to the nature of the conditions 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 reasons therefor and to **AMEND** condition number 3 so that it shall be as follows for the reasons set out.

3. The rear dormer extension shall be constructed in accordance with the revised drawings submitted with the planning appeal and received by An Bord Pleanála on the 29th day of September, 2016.

Reason: In the interest of orderly development and visual amenity.

REASONS AND CONSIDERATIONS

The Board considered given the limited height of the proposed extension that it should not be used as a habitable room. The Board further considered that the amendment proposed with the appeal addressed the issue of visual amenity in a satisfactory manner.

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.