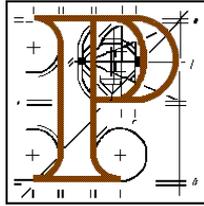


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dublin City**

**Planning Register Reference Number: 3971/16**

An Bord Pleanála Reference Number: PL 29N.247851

**APPEAL** by John and Amanda Langan care of Eamonn Doyle Associates of Unit 13, Block 5, Port Tunnel Business Park, Clonshaugh, Dublin against the decision made on the 8<sup>th</sup> day of December, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Conversion of existing attic space for non-habitable use, including raised ridge height, removal of existing dutch hip, construction of rear dormer, two number Velux rooflights to front and associated works at 89, Ashcroft, Raheny, Dublin.

## **DECISION**

**GRANT** permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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

It is considered that, subject to compliance with the conditions set out below, the proposed development (Option 2) would be satisfactory in proportion and in design to the existing roof slope, would integrate satisfactorily with the existing dwelling and the adjoining and surrounding dwellings along the street, would be in accordance with the standards set out in section 17.11 (Roof Extensions) of Appendix 17 of the Dublin City Development Plan, 2016-2022 and would not seriously injure the visual and residential amenities of property in the vicinity. 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, as amended by the plans and particulars lodged with An Bord Pleanála on the 12<sup>th</sup> day of January, 2017, 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 carried out in accordance with Option 2 as submitted to An Bord Pleanála on appeal.

**Reason:** In the interest of clarity.

3. The dwelling shall be occupied as a single dwelling unit only.

**Reason:** In the interest of clarity and the residential amenities of the area.

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

**Dated this            day of            2017.**