An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: WEB1484/16

An Bord Pleanála Reference Number: PL 29S.247965

APPEAL by Mark Foster and William Maher care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 23rd day of January, 2017 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of existing single storey extension to rear and the construction of two storey extension to rear together with attic conversion with dormer window to rear at 34 Joy Street, Ringsend, 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.

PL 29S.247965 An Bord Pleanála Page 1 of 2

REASONS AND CONSIDERATIONS

It is considered that the proposed dormer window and extension at roof level would be visually obtrusive, particularly having regard to the location of the subject site and the consequent visibility of the development from the public realm, and that the attachment of the condition, which omitted these elements of the overall development, was justified and warranted.

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 2017.

PL 29S.247965 An Bord Pleanála Page 2 of 2