



An
Bord
Pleanála

**Board Order
PL 29N.248049**

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City Council

Planning Register Reference Number: 4205/16

Appeal by Sinead Drew care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 26th day of January, 2017 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (i) Retention of dormer window on western side roof slope and permission for alterations to the material finishes on the ridgeline of both the main roof slope and hipped roof slope and side dormer for which retention permission is sought, (ii) retention for relocation of previously approved chimney on western roof slope, and (iii) all associated site works necessary to facilitate the development at 198 Howth Road, Killester, 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 zoning objective of the site, the design, layout and scale of the proposed development/development to be retained, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the retention of the development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity. The proposed development and the retention of the development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by revised plans and particulars received by An Bord Pleanála on the 22nd day of February 2017, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. (a) The dormer window hereby permitted shall be fitted permanently with obscure glass.

