



An
Bord
Pleanála

Board Order
PL 29N.248393

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City Council

Planning Register Reference Number: 2184/17

Appeal by Ann Louise Mulhall care of Safety Engineering and Environmental Consultants Limited of 15b The Square, Skerries, County Dublin against the decision made on the 29th day of March, 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: First floor extension over the kitchen area. Removal of the existing garage front doors and replacing them with a bay window and changing the front window in the room over the garage to a similar bay window. An extension to the existing roof of the building will be made over the room over the garage and the new first floor extension which will match the profile of the existing roof structure. Construction of a single storey storage area at the rear of the property, all at 69 Kincora Road, Clontarf, Dublin.

Decision

Having regard to the nature of the condition 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 AMEND condition number 2 so that it shall be as follows for the reason set out.

2: The proposed development shall be amended as follows:

The proposed first floor front bay window shall be repositioned to match the sill and head height of the existing first floor bay window on site.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that the omission of the hip-roof extension and the front bay window extension, as required by the planning authority in its condition number 2, is not warranted as the proposed development is complementary to the existing dwelling house and neighbouring properties and would not seriously injure the amenities of the area. However, it is considered that the positioning of the proposed first floor bay window requires amendment to provide for a coordinated positioning with the existing first floor bay window, and that, accordingly, condition number 2 should be amended. It is, therefore, considered that subject to compliance with the amended condition number 2, the proposed development would be in accordance with the proper planning and sustainable development of the area.

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