



An  
Bord  
Pleanála

**Board Order**  
**PL 29N.248472**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2286/17**

**Appeal** by Helen O'Callaghan care of David James Interiors Limited of Lower Ground Floor, 52 Mount Street Upper, Dublin against the decision made on the 12<sup>th</sup> day of April, 2017 by Dublin City Council to refuse a permission for the proposed development.

**Proposed Development:** Conversion of the existing attic with addition of dormer extension to rear and reconfiguration of the roof and existing gable wall to provide additional bedroom with shower room en-suite along with attendant internal alterations at 1 Chapel Crescent, Riverston Abbey, 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 provisions of the Dublin City Development Plan 2016-2022, the location of the site, the nature and scale of the proposed development and the pattern of existing development in the vicinity, together with the information submitted as part of the planning application and the appeal, the Board is satisfied that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of design and scale and would not seriously injure the residential or the visual amenities of the area. 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, 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.

