



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2285/17

Appeal by Frances Breen care of Coughlan Associates of 60 Austin Friars Street, Mullingar, County Westmeath against the decision made on the 13th day of April, 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: Single storey extension, conversion of attic space to study room with toilet, side and rear dormers, new side access door to front elevation, and all associated site works at 97 Furry Park Road, Killester, 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.

Reasons and Considerations

2. The development hereby approved shall incorporate the following amendments:
 - (a) The external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish.
 - (b) All fascias/soffits, rainwater goods, window frames/glazing bars shall be finished in a dark colour so as to blend with the existing roof. Any downpipes shall be located on the side dormer's rear elevation.

Reason: In the interests of visual and residential 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 elements of condition number 2 requiring alterations to the dormer extensions and single-storey rear extension is not warranted, as the proposed development is visually subordinate and complementary to the existing dwelling house, and would not adversely affect the residential amenities of property in the vicinity. In deciding to amend condition number 2 instead of removing it, the Board considered the remaining elements were necessary and appropriate in the interest of visual and residential amenity. The amendment of condition number 2 would, therefore, be in accordance with the proper planning and sustainable development of the area.

