



An  
Bord  
Pleanála

**Board Order  
PL 29S.248678**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2545/17**

**Appeal** by Gerry Kidd care of Donal McNally Architects of 6 White Swan Business Centre, South Circular road, Dublin against the decision made on the 15<sup>th</sup> day of May, 2017 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a 10 square metres first floor dormer extension to the rear of 12 Elm Park Terrace, Terenure, 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 nature and scale of the proposed development, the pattern of existing development in the vicinity, particularly the adjoining two storey, flat roof dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed flat roof dormer extension would not seriously injure the residential amenities of existing adjacent properties, or the visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, and notwithstanding the guidelines for residential extensions, the Board is satisfied that in this particular circumstance the proposed extension is an appropriate transition from the single storey dwellings to the more contemporary flat roof two storey adjacent dwelling.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application showing the dormer extension with a flat roof, 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.

