



An
Bord
Pleanála

Board Order
PL 29N.248717

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2602/17

Appeal by Maria Byrne care of Mara Architects of 2nd Floor, Number 51 Clontarf Road, Clontarf, Dublin against the decision made on the 22nd day of May, 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: Conversion of attic space to storage, alterations to roof profile with three new rooflight windows to rear, new dormer type roof structure to side with obscure window to gable wall and associated site works at number 313 Charlemont, Griffith Avenue, 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 REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity of the appeal site, together with the limited scale of the proposed development and the precedent in the Charlemont area for similar side dormer roof extensions, it is considered that the development, as proposed in accordance with the plans and particulars lodged with the planning authority, would be compatible with the established streetscape character at this location, would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area. It is, therefore, considered that the modifications required as set out in condition number 2 would not be justified or warranted in this instance.

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