



An
Bord
Pleanála

**Board Order
PL 29N.248912**

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2880/17

Appeal by Colm Lyons of 14 Danieli Road, Artane, Dublin against the decision made on the 29th day of June, 2017 by Dublin City Council in relation to the application for permission for development comprising a proposed ground floor only porch to the front of the existing house and a proposed new dormer roof to the side of the existing house roof creating a new office/storage room and all ancillary works at 14 Danieli Road, Artane, Dublin In accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the front porch and to refuse permission for the side dormer extension).

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 existing pattern of development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed side dormer and porch extension would not seriously injure the visual amenities of the area or of property in 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.

2. The proposed development shall be amended as follows:
 - (a) The side dormer extension shall have a hipped roof.
 - (b) The side dormer structure shall be set back by not less than 300 millimetres from the eastern side elevation so as to sit into the roof plane.
 - (c) The ridge height of the side dormer structure shall be reduced such that it is not less than 300 millimetres below the roof ridge of the main house.

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

Reason: In the interests of visual and residential amenity.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

