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Bord  
Pleanála

**Board Order**  
**PL 06D.249094**

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

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17B/0268**

**Appeal** by Robbie Malone care of Martha O'Neill of Unit 73 Wyckham Point, Wyckham Way, Ballinteer, Dublin against the decision made on the 25<sup>th</sup> day of July, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of an attic dormer window in the existing pitched roof to the rear on the west elevation and all associated site works at 69a Broadford Avenue, Ballinteer, 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 5 so that it shall be as follows for the reasons set out.

## Reasons and Considerations

Prior to the commencement of development, the applicant shall submit revised (to scale) plans demonstrating the following:

- (i) The proposed dormer window shall be reduced in width to three metres.
- (ii) Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (iii) In respect of minor discrepancies on the plans, the applicant is requested to submit revised plans with the correct labelling (Drawing number A105).

**Reason:** In the interests of visual and residential amenity.

## Reasons and Considerations

It is considered that, subject to the reduction in width, the proposed first floor dormer window would not adversely impact on the visual and residential amenities of the area, would not set an undesirable precedent and would, therefore, be in accordance with the proper planning and sustainable of the area.

