



An
Bord
Pleanála

Board Order
PL 29N.249116

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1291/17

Appeal by Siobhan Rogers care of Gilbert Architects of 63 Gulistan Cottages, Rathmines, Dublin against the decision made on the 1st day of August, 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: New dormer window extension at attic level to the rear of a two-storey mid-terraced dwelling at 17 Clontarf Park, Clontarf, 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.

2. The proposed development shall be amended as follows:
- (a) The width of the dormer shall be reduced in accordance with drawing number H_159.05(A) received by An Bord Pleanála on the 28th day of August, 2017.
 - (b) The proposed rear dormer's elevations, facia/soffits, rainwater goods, SVPs, window frames and glazing bars shall be finished in a dark colour so as to match the existing roof colour.

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 interest of visual amenity.

Reasons and Considerations

Having regard to the existing pattern of development within this terrace, the location of the appeal site mid-terrace, the restricted nature of the site and distances to properties to the rear, and subject to compliance with condition number 2, as amended, above, it is considered that the rear dormer extension would not detract from the character of the area or seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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