

## **Board Order PL 29S.249349**

Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council** 

Planning Register Reference Number: 3409/17

**Appeal** by Steve Daniels and Carmel Kelly care of John Bird of 30 Idrone Close, Knocklyon, Dublin against the decision made on the 7<sup>th</sup> day of September, 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 the attic of the main house to a storage space, the addition of two number rooflights to the rear slope of the roof of the existing house, the alteration of the ceiling over the stairs to allow for a new stair run to connect the main house to the attic space and all associated works at 72 Rathmines Road Upper, Rathmines, Dublin (Protected Structure).

## **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**

It is considered that the proposed installation of rooflights on the rear roof pitch of number 72 Rathmines Road Upper would not adversely affect the architectural or historical integrity of the building and would not give rise to any material levels of overlooking of adjoining properties. The omission of condition number 2 would, therefore, not seriously injure the amenities of the area or of properties in the vicinity and would generally 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 2018

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