

## Board Order PL 29N.249391

Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council** 

Planning Register Reference Number: WEB1381/17

**Appeal** by John Poole and Kitty O'Connor care of Mark Price of 23 Upper Mount Street, Dublin against the decision made on the 15<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:** (a) Construction of dormer window on the side hipped roof, (b) construction of dormer window on the rear roof, (c) construction of single-storey extension to the rear of the house, (d) construction of single-storey garden room at the rear of the garden, and (e) attic conversion, all at 437 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 AMEND condition number 3(b) so that it shall be as follows for the reason set out.

 (b) The side dormer shall be glazed in opaque glazing and no part shall be capable of being opened to the extent that would allow overlooking of the adjoining property.

**Reason:** In the interests of orderly development and visual amenity.

## **Reasons and Considerations**

It is considered that the proposed side dormer would not unduly impact on the residential or visual amenities of the area and that the revisions required by the condition, which would require a complete redesign of the first floor layout to provide for access to the attic, are not warranted.

## **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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