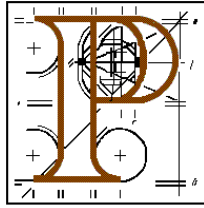


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 3784/17

An Bord Pleanála Reference Number: ABP-300265-17

Appeal by Mark Puech and Joyce Hickey care of RD Architecture of 17 Norwood, Killiney, County Dublin against the decision made on the 25th day of October, 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: First floor extension over existing garage and extend existing bedroom to the side; conversion of attic to study/den to include extension to roof over the proposed first floor extension; demolition of chimney; addition of rooflights to front and side and addition of dormer rooflight to rear at 19 Fortfield Terrace, Rathmines, 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 reasons set out.

2. The proposed rooflights on the front elevation of the dwelling shall be constructed in accordance with drawing number 7 Option 2 received by An Bord Pleanála on the 20th day of November, 2017.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the nature of the condition the subject of the appeal, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or 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 2018