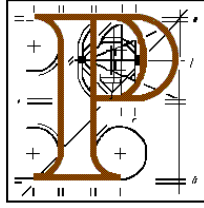


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: WEB1548/17

An Bord Pleanála Reference Number: ABP-300734-18

Appeal by Damien Kelly and Aideen Colgan care of John Henry Architect of 83 Swords Road, Whitehall, Dublin against the decision made on the 14th day of December, 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: Proposed attic roof space conversion with dormer roof window fitted with obscured frosted glazed stairwell window to side part of roof, dormer roof window to rear part of roof, two number rooflights to front part of roof with associated internal alterations to dwelling house at 4 Hollybrook Grove, 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 REMOVE condition 3(a), 3(b)(i) and 3(c) and the reasons therefor.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that the proposed dormer extensions and rooflights would not detract from the character of the area or seriously injure the amenities of property in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area and condition number 3 should be removed.

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