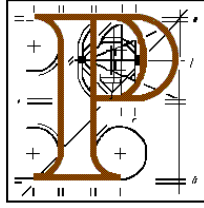


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dublin City Council**

**Planning Register Reference Number: 4178/17**

An Bord Pleanála Reference Number: ABP-300764-18

**Appeal** by Frank and Pindy O'Donnell of ABA Architects of 17 Londonbridge Road, Sandymount, Dublin against the decision made on the 15<sup>th</sup> 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:** Attic conversion with rear dormer construction comprising bedroom and bathroom, all to a semi-detached two storey house at 49 Claremont Road, 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 bathroom window at attic level shall incorporate permanent obscure glass.

**Reason:** In the interest of privacy and amenity.

## **Reasons and Considerations**

Having regard to the existing pattern of development in the vicinity of the appeal site together with the limited scale of the proposed development and the separation distances between the subject site and adjoining dwellings together with the precedent on Claremont Road for similar sized dormer roof extensions, the Board considered that the development as proposed in accordance with the plans and particulars lodged with the planning authority would be compatible and would not give rise to any material overlooking and 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.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this      day of                      2018**