



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4447/17

Appeal by Claudia and Gerard Corcoran care of Matthew Fagan Architects of 11 Brompton Lawn, Castleknock, Dublin against the decision made on the 8th day of February, 2018 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a dormer window in the attic to the rear of the property and two rooflights in the attic to the front at 73 Grange Abbey Drive, Donaghmede, 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 reason set out.

Amend condition number 2 as follows:

The proposed development shall be amended as follows:

- (a) The roof dormer shall be at least 990 millimetres from the external face of the east gable wall at attic level.
- (b) Access to the attic level shall be provided within the envelope of the existing roof and/or the proposed dormer structure.
- (c) No window or other opening, other than a roof light matching the proposed front roof lights in dimension, shall be provided to the attic landing on the rear roof slope.

Reason: To clarify the nature and extent of the permission granted and in the interest of visual amenity.

Reasons and Considerations

It is considered that, subject to compliance with condition number 2, as amended above, the design of the proposed dormer would generally accord with the design standards for such development as set out in Appendix 17, Volume 2 of the Dublin City Development Plan 2016-2022, would not be unduly out of character with the pattern of development in the vicinity, would not set an undesirable precedent for development or seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z1 'To protect, provide and improve residential amenities', and would 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.

Terry Ó Niadh

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

Dated this day of 2018.