



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1629/17

Appeal by John and Sharon Curran care of Green Design Build of 142 Upper Leeson Street, Dublin against the decision made on the 20th 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: Development comprising new replacement roof with new ridge level increased to harmonise with adjacent house, two number dormer windows to South and West and three number Velux windows to North and East to accommodate an attic conversion with new insulation, airtightness membrane and ventilation, alterations, refurbishment and associated works at a detached two storey dwellinghouse at 86 Castle Avenue, 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 AMEND condition number 3(a) so that it shall be as follows for the reason set out.

- 3(a) The proposed dormer on the western elevation facing Castle Avenue shall be omitted.

Reason: In the interest of orderly development and visual amenity.

Reasons and Considerations

It is considered that, subject to compliance with condition number 3(a), as amended above, the proposed development would be in accordance 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 Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.