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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4545/17**

**Appeal** by Helen O 'Callaghan care of DJI Group of Second Floor, 3 Castle Street, Dublin against the decision made on the 20<sup>th</sup> 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:**

Permission for the retention of works carried out under previous planning application, (planning register reference number 2286/17) involving conversion of the existing attic with the addition of a larger dormer extension to rear and reconfiguration of the roof, omitting the hipped detail, and existing gable wall to provide additional bedroom with shower room en-suite along with attendant internal alterations.

1 Chapel Crescent, Riverston Abbey, Dublin.

## **Decision**

**Having regard to the nature of the conditions 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 number 2 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the nature and scale of the development proposed to be retained, including the set back of the rear dormer window extension from eaves level, and the pattern of development in the area, including a variety of rear dormer window extensions in the vicinity of the subject site, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 2, are not warranted, and that the proposed development, as described on the documentation submitted with the application and the omission of condition number 2, would not seriously injure the amenities of the area or the residential amenities of property in the vicinity, would be acceptable within the streetscape 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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**Paul Hyde**

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

**Dated this            day of            2018.**