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## **Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1051/18**

**Appeal** by Jason Walsh care of DRB Design of 74 Lambourn Park, Clonsilla, Dublin against the decision made on the 3<sup>rd</sup> day of April, 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:** Conversion of attic to storage, including changing the existing hipped end roof to a gable end roof, a dormer window to the rear and two velux rooflights to the front all at roof level. All at 5 Mount Prospect Grove, Clontarf, 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 conditions numbers 2, 3 and 4 and the reasons therefor.

## **Reasons and Considerations**

It is considered that, having regard to the site context, including the existing pattern of development including alterations to neighbouring dwellings at roof level, the design of the proposed development would be in accordance with the design standards for such development under Appendix 17, Volume 2 of the Dublin City Development Plan 2016-2022, and would not be out of character with the pattern of development in the vicinity, would not seriously injure the amenities of property in the vicinity and would be in accordance with the zoning objective pertaining to the site, Z1 'To protect, provide for and improve residential amenities'. The proposed development 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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**Maria FitzGerald**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this                      day of                      2018.**