



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2481/18

Appeal by Brian and Vanda Cummins care of Paul Sheedy of 4 Maywood Crescent, Raheny, Dublin against the decision made on the 2nd day of May, 2018 by Dublin City Council in relation to an application by the said Brian and Vanda Cummins for permission for (1) an attic conversion with a raised ridge to the front and a dormer window to the rear, (2) one number velux roof window to the front at attic/roof level, (3) a single storey extension to the front, all at 63 All Saints Road, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for a single storey extension to the front and to refuse permission for (1) an attic conversion with a raised ridge to the front and a dormer window to the rear and (2) one number velux roof window to the front at attic/roof level).

Decision

GRANT permission for a single storey extension to the front in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below.

REFUSE permission for (1) an attic conversion with a raised ridge to the front and a dormer window to the rear and (2) one number velux roof

window to the front at attic/roof level based on the reasons and consideration marked (2) under.

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.

Reasons and Considerations (1)

Having regard to the limited nature and scale of the proposed front extension, the Board considered that, subject to compliance with the condition set out below, the proposed extension would be acceptable in terms of the visual amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application

Reason: In the interest of clarity.

Reasons and Considerations (2)

Having regard to the provisions of the current Dublin City Development Plan and to the nature, scale and design of the proposed development, the Board considered that the proposed development would seriously injure the visual and residential amenities of the area, would be contrary to the Development Plan and ministerial guidelines and would set an undesirable precedent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the attic conversion with raised ridge, rear box dormer and one number rooflight to front, the Board concurred with the planning authority's decision and considered that the proposed development would seriously injure the visual amenities of the area, would contravene the provisions of the Development Plan (Section 16.10.12 and Appendix 17) and, by itself and the precedent it would set, would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.