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## Planning and Development Acts 2000 to 2018

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2455/18**

**Appeal** by Ciarán and Denise Murphy of 31 Ardmore Crescent, Artane, Dublin against the decision made on the 27<sup>th</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:** (i) Building up of existing side wall to form new gable wall with new obscure glazed window to side elevation at attic level and associated alterations to existing hipped roof (ii) attic conversion with new dormer window to rear elevation and two number rooflight windows to front elevation (iii) and all associated site development works at, 31 Ardmore Crescent, Artane, 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 so that it shall be as follows for the reason set out.

3. The dormer shall be amended as follows:
- (a) The width, depth and height of the proposed dormer, its positioning on the roof plane and fenestration shall mirror those of the neighbouring dormer at number 33 Ardmore Crescent,
  - (b) the external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish, and
  - (c) all fascia/soffits, rainwater goods, window frames glazing bars shall be finished in a dark colour so as to blend with the existing roof.

**Reason:** In the interests of visual and residential amenity.

## **Reasons and Considerations**

Having regard to the established precedent in the area for rear facing dormer extensions, in particular, the neighbouring dormer which occupies approximately half of the amended roof plane and relates to the positioning of existing windows at first floor level, it is considered that the first point of Condition Number 3 should be amended as above to reflect the character of the area and surrounding buildings, and to present a more balanced appearance within the roofscape.

## **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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**Michelle Fagan**

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

**Dated this            day of            2018.**