



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1204/18

Appeal by Jim and Maria Bradley care of John Henry Architect of 83 Swords Road, Whitehall, Dublin against the decision made on the 18th day of June, 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: Proposed attic roof space conversion with roof dormer to side part of roof, roof dormer and rooflight to rear part of roof, removal of obsolete single chimney stack to rear part of roof with associated internal alterations to dwelling house at 101 Ballymun Road, Glasnevin, 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 REMOVE condition number 2 (a) and the reason therefor.

Reasons and Considerations

Having regard to the site context, including the existing pattern of development including alterations to neighbouring dwellings at roof level, it is considered that the design of the proposed development would generally accord with the design standards for such development under 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 seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, "Z1" 'To protect, provide for and improve residential amenities', 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.

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

Dated this day of 2018.