

Board Order ABP-302180-18

Planning and Development Acts 2000 to 2018 Planning Authority: Dublin City Council Planning Register Reference Number: 3003/18

Appeal by Helen O'Callaghan care of DJI-Group of 2nd Floor, 3 Castle Street, Dublin against the decision made on the 6th day of July, 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 the existing attic room, the addition of a rear dormer extension and reconfiguration of the roof, omitting the hipped detail, and existing gable wall to provide an additional bedroom with en-suite along with associated internal alterations at 71 Ashington Rise, 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 and the reason therefor.

Reasons and Considerations

Having regard to the nature and extent of the proposed development to the rear of a two-storey end of terrace dwellinghouse, to the orientation and outlook of the proposed rear dormer extension, with limited visibility from the public realm, and to the pattern of development in the vicinity, it is considered that the requirement of condition number 2 that the width of the proposed rear dormer extension be reduced to a maximum of 4.0 metres is not necessary, and that the proposed development would not seriously injure the amenities of property in the vicinity. 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.

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

day of

Dated this

2018.