



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3463/18

Appeal by Emma Bradley and Ian Slacke care of DDS Architecture Limited, of Unit 19, Docklands Innovation Park, East Wall Road, Dublin against the decision made on the 30th day of August, 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: Permission is sought for the removal of the existing garage and single-storey extension and the construction of a new single-storey extension and attic conversion with dormer window all to the rear of the house. The proposed works includes three new roof lights to the front and the widening of the existing pedestrian gateway to three metres to allow for vehicular access to the front of the site together with all associated landscaping, drainage and site works at 95 Dollymount Park, Clontarf, 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 three so that it shall be as follows for the reason set out.

3. The glazing to the attic bedroom shall not exceed a maximum width of 1.6 metres. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In interest of clarity and in order to safeguard the residential amenities of property in the vicinity.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the existing pattern of development in the area, it is considered that the width of the proposed dormer window, the height of the bedroom and en-suite windows, and the rooflights in the front roofslope would not seriously injure the amenities of the area or of property in the vicinity 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.

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

Dated this day of 2018.