



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4336/18

Appeal by Karen Jennings of 49 Charleville Close, Rathmines, Dublin against the decision made on the 9th day of January, 2019 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 attic space to accessible storage space with three number skylights to the front roof and five number skylights to the back roof, including internal alterations and all associated works at 49, Charleville Close, Rathmines, 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 2 so that it shall be as follows for the reason set out,

The proposed development shall be amended as follows:

2. Two rooflights only shall be provided to the front elevation. Rooflights shall be sized and aligned to correspond to those to the front roof plane of the adjoining dwelling at number 51.

Revised drawings showing compliance with these requirements shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, to the pattern of development in the area, it is considered that, subject to the amended condition, the proposal would not contravene the provisions of the current Dublin City Development Plan nor create a precedent.

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.

Paul Hyde

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

Dated this day of 2019.