



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1024/19**

**Appeal** by Christopher and Karen Dennis care of Hendrik W van der Kamp, Town Planner of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 19<sup>th</sup> day of March, 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 existing attic space to 28 square metres habitable space. Works to consist of alterations of existing roof from hipped roof to gable roof, the addition of one dormer window to front elevation, one dormer window to rear elevation, one window to west elevation, and minor internal alterations at 2 Orwell Bank, Orwell Park, Rathgar, Dublin.

**Decision**

Having regard to the nature of the conditions 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 provisions of the Dublin City Development Plan 2016-2022 and to the nature, scale and layout of the proposed dormer, the Board considered that the proposed development would not seriously injure the residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to retain Condition 2 the Board was satisfied that the visual impact of the proposed dormer was acceptable having regard to the character and pattern of development in the area and did not consider that the proposed development would set an undesirable 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.**