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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1548/19**

**Appeal** by Victoria Kortenhorst care of Haydn Hunter of 46 Dowland Road, Walkinstown, Dublin against the decision made on the 7<sup>th</sup> day of November, 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:** Construction of a new rear dormer at attic level, new dormer will be higher than existing ridge line and associated internal works. All at 8 Moyne Court, Ranelagh, 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 ATTACH condition number 2 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the zoning objective Z2, “to protect and/or improve the amenities of residential conservation areas” according to the Dublin City Development Plan 2016-2022, to the character of the existing dwelling and to the established pattern, scale and architectural character of the area, the Board considered that the alteration of roof profile above the established ridge height would constitute an inappropriate intervention, would seriously impact on the character of the existing house and the pattern of the terrace of which it forms part, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and would set an undesirable precedent for similar such development. The Board considered that condition number 2 is necessary and would be in accordance with the objectives of the development plan and 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.

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

**Dated this                      day of                      2020.**