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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4250/19**

**Appeal** by Tony and Mary McNally care of Dixon McGaver Nolan Architects of 14 Lower Baggot Street, Dublin against the decision made on the 6<sup>th</sup> day of December, 2019 by Dublin City Council to grant subject to conditions a permission to Tim and Anita Evans care of Vicky Landy of 53 Kincora Road, Clontarf, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a proposed dormer extension to rear of existing dwelling at attic level at 35 Saint Lawrence Road, Clontarf, Dublin which is a Protected Structure.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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.

## **Reasons and Considerations**

Having regard its detailed design and finishes, and to its integration into the existing roof profile, it is considered that the proposed development, subject to compliance with the conditions set out below, would not detract from the character of the protected structure or interfere with the visual and residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.

2. The dormer window shall be finished with a dark grey standing seam cladding, and all fascia/soffits, rainwater goods, window frames and glazing bars shall be in a dark colour so as to blend with the existing roof.

**Reason:** In the interest of visual amenity and to protect the character of the protected structure.

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**Philip Jones**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**