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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2158/20**

**Appeal** by Alan and Liz Brennan of 135 The Stiles Road, Clontarf, Dublin against the decision made on the 24<sup>th</sup> day of March, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of a new single storey extension at first floor level to the side of the house and an attic conversion with a dormer to the rear of the house. The proposed works include two new rooflights to the front together with all associated drainage and site works, all at 135 The Stiles Road, 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 6 so that it shall be as follows for the reason set out.

6. (a) The entirety of the glazing on the window of the dormer 'box' extension shall not exceed a maximum width of 2.4 metres.
- (b) The flank walls and roof of the proposed dormer 'box' shall be finished in a colour similar to the colour of the existing roof.

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 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 to the existing pattern of development in the area, it is considered that the width of the proposed dormer 'box' extension, the dormer window width, and the rooflights in the side (southern) roof slope 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.

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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.**