



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1330/20

Appeal by Gerard and Sharon Dore care of Geoffrey Whelan Architects of 145 Benmadigan Road, Dublin against the decision made on the 30th day of July, 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 development consists of a dormer roof extension to the rear of the property to accommodate a studio/bedroom and restroom. There is also provision for improved vertical circulation in the house via an extension return to the rear at first floor level providing improved access to the attic room level. There is a provision for an increase in the overall height of building of 150 millimetres above the existing roof ridge level to the rear of the property. The dormer extension will be set back behind the existing roof ridge level so as not to be seen from Rialto Street. Other works include modified roof light over kitchen area and improved access to the courtyard to the rear of the property at ground floor level. Renovation and alterations to the existing buildings including all associated site works, all at Number 36 Rialto Street, Rialto, 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 pattern of development in the area and to the zoning objective for the site and the wider residential conservation area, it is considered that the inclusion of condition number 2, as set out in the planning authority's decision to grant permission, is necessary to protect the architectural character of Rialto Cottages and Rialto Street in the interests of visual and residential amenity and of 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.

Terry Ó Niadh

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

Dated this day of 2020.