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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3002/20**

**Appeal** by Laura White and Micheal Crowley care of Desmond J Halpin and Associates of 15 Carriglea Drive, Firhouse, Dublin against the decision made on the 3<sup>rd</sup> day of September, 2020 by Dublin City Council South to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Planning permission sought to raise the existing main tiled roof by two tiles and ridge tile to the existing two-storey terraced dwelling, convert the existing attic area into a new storage area for non-habitable use, new dormer roof structure to the existing rear tiled roof with external finishes to match existing and internal alterations at 43 Clonfert Road, Crumlin, Dublin 12.

**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 reasons therefor.

## **Reasons and Considerations**

Having regard to the pattern of development in the area, the zoning objective associated with the site and the wider residential area, it is considered that the inclusion of condition number 2 as written is necessary to protect the character of the area, in the interest of visual and residential amenity and 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            2021.**