

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1757/20

Appeal by Paul Farrell care of Armstrong Fenton Associates of 13 The Seapoint Building, 44-45 Clontarf Road, Dublin against the decision made on the 4th day of January, 2021 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Restoration and extension of an existing one bedroom single storey terraced dwelling. Works include raising the existing ridge level, construction of a two-storey extension to the rear, a new dormer window to the front, relocation of brick chimney and all associated works; all at 13, Hope Street, Ringsend, Dublin.

Decision

Having regard to the nature of the conditions 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

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Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

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.

2. The development shall be revised as follows:
 - (a) the front dormer shall be omitted and any revised internal alterations or reconfigurations should be undertaken within the footprint of the proposed extension.

Prior to commencement of development, revised plans, drawings and particulars showing compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority and such works shall be fully implemented prior to the occupation of the buildings.

Reason: In the interest of orderly development and visual amenity.

Reasons and Considerations

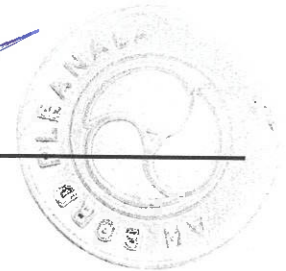
- (1) Having regard to the design and scale of the front dormer extension and its location within a Residential Conservation Area, where there are no constructed or permitted dormer windows, it is considered that the front dormer window would cause significant visual intrusion and be detrimental to the character of the conservation area, would be contrary

the provisions of the current Development Plan for the area in relation to such and would set an undesirable precedent.

- (2) Having regard to the design and scale of the rear extension, which is in keeping with the existing pattern of development, the scale of similar extensions on adjoining sites, it is considered that the overall scale of the development relative to adjoining properties, is satisfactory in the context of existing residential amenity and would not result in significant loss of light to those properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.


Paul Hyde

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



Dated this 13th day of May 2021.