

**An
Bord
Pleanála**

**Board Order
ABP-309612-21**

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

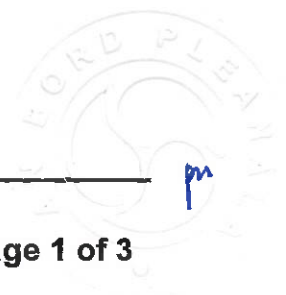
Planning Register Reference Number: WEB1953/20

Appeal by Paul and Naomi Murphy care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 18th day of February, 2021 by Dublin City Council to refuse a permission for the proposed development.

Proposed Development: Attic conversion with dormer windows to rear and incorporating raising of ridge line at 16B Park Lane, Sandymount, Dublin.

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

Given the variation in the roofline across the terrace that includes the house on the site, the proposed development would not be visually obtrusive and would be in keeping with the established character of the area notwithstanding the fact that it would raise the ridge height of the existing roof. It is considered that the proposed development would be in accordance with the provisions set out in the Dublin City Development Plan 2016 - 2022 including the 'Z1' residential zoning objective that applies to the area and the advice on domestic extensions set out at Appendix 17. The proposed development, subject to compliance with the conditions set out below, would not seriously injure the character or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development.

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 conditions.

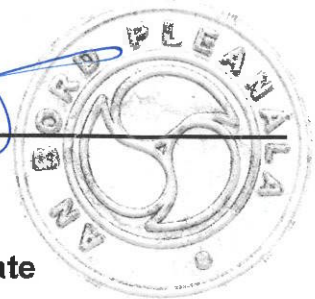
Reason: In the interest of clarity

2. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.


Paul Hyde

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



Dated this 26th day of May 2021