

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2153/21

Appeal by Declan and Tara Merry care of Crean Salley Architects of 8 Bridge Court, City Gate, Dublin against the decision made on the 26th day of March, 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: Attic conversion to provide a bedroom and en-suite shower room with dormer windows to rear and side and Velux rooflights to front at 8, Merlyn Road, Dublin.

Decision

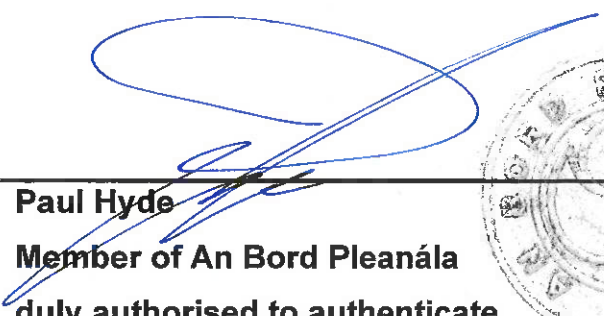
Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

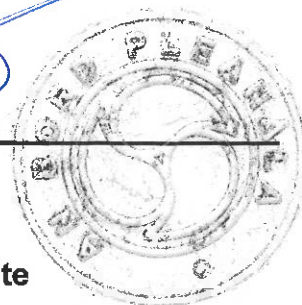
The proposed dormer window on the rear slope of the roof over the house on the site would not seriously injure the character of the area or amenities of property in the vicinity, and would generally comply with the provisions of the Dublin City Development Plan 2016-2022, including the zoning of the area under objective Z1 to protect, provide and improve residential amenity, and the guidance on residential extensions set out at Appendix 17 to the plan. It is considered that a reduction in the width of the proposed dormer window would not be required and that the proposed development would, otherwise, 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.



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



Dated this *29th* day of *June* 2021