



An
Bord
Pleanála

Board Order
ABP-310311-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1225/21

Appeal by Tanya Smyth of 24 Temple View Downs, Clarehall, Dublin against the decision made on the 28th day of April, 2021 by Dublin City Council to grant subject to conditions a permission to Joseph and Aoife Moylan care of John Darcy of 30 Turnapin Cottages, Santry, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Proposed change of roof profile from hipped roof to full apex roof to allow room in attic for a playroom and storage, all at 22 Templeview Downs, Clarehall, 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

Having regard to the design and size of the proposed attic conversion, to the residential use of the property and to the Dublin City Development Plan, 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the adjoining property or the residential and visual amenities of surrounding development and would be in accordance with the proper planning and sustainable development of the area.

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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The attic level space shall be restricted to use as described in the planning application and as specified in the lodged documentation, that is, as a playroom and storage

Reason: In the interest of clarity, the residential amenities of adjoining properties and the amenities of the area.

3. Details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.

Reason: In the interest of visual amenity.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 11th day of August, 2021.