

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2332/21

Appeal by Christopher and Vera Sexton care of AMG Architectural Services Limited of 244 Swords Road, Santry, Dublin against the decision made on the 29th day of April, 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: Permission for attic conversion with dormer window to rear and two number velux roof windows to front and build up gable wall to create jerkinhead style roof. Retention permission also sought for existing vehicular access and off-street parking to front, all at 109 Ardlea Road, Artane, 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 AMEND condition number 6 so that it shall be as follows for the reason set out.

6. The proposed development shall be amended as follows:
 - (a) The proposed "jerkinhead" roof shall be omitted and a full gable shall be provided.
 - (b) The two number velux windows to the front shall be omitted.

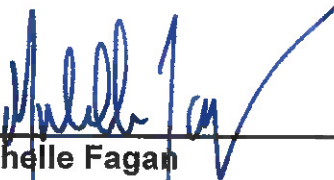
Reason: In the interest of visual amenity.

Reasons and Considerations

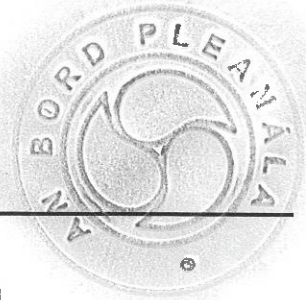
Having regard to the residential land use zoning of the site and to the nature and scale of the proposed development, it is considered that condition number 6 (a) shall be amended to provide a simple gable which would be less visually obtrusive than the proposed "jerkinhead" roof profile, would not have a significant negative impact on the residential amenities of property in the vicinity of the application site and would, therefore, 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.



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



Dated this 19th day of August 2021.