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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1243/21**

**Appeal** by Julian Carroll care of MARA Architects of 51 Clontarf Road, Clontarf, Dublin against the decision made on the 6<sup>th</sup> day of May, 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:** Conversion of attic space to storage, alterations to roof profile with two new rooflight windows to the rear, new dormer type roof structure to the side with obscure window to side gable wall and all associated site works at 312 Charlemont, Griffith Avenue, 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 7 so that it shall be as follows for the reason set out.



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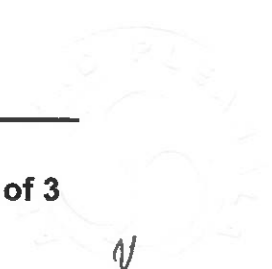
7. All finishes shall match the existing dormer on the adjoining property to the north. The window to the side dormer shall be fitted in and permanently retained in obscure glazing.

**Reason:** To protect existing amenities.

## **Reasons and Considerations**

Having regard to the existing pattern of development in the vicinity of the appeal site together with the limited scale of the proposed development and the precedents previously set in the Charlemont estate for similar side dormer roof extensions, it is considered that the proposed development, as proposed in accordance with the plans and particulars lodged with the planning authority, would be compatible with the established streetscape character at this location, would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

It is considered, therefore, that the modifications required as set out in condition number 7 would not be justified or warranted in this instance and that it would be more appropriate to match that of the neighbouring property to the north.



## 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.

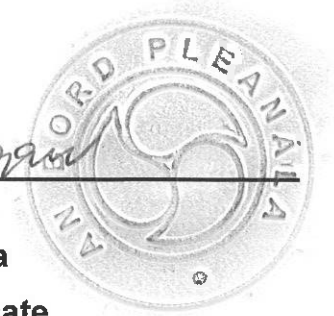
*Terry Prendergast*

**Terry Prendergast**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this *20<sup>th</sup>* day of *August* 2021.