

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1279/21

Appeal by Niall and Sharon Gaffney of 301 Clontarf Road, Clontarf, Dublin against the decision made on the 14th 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: Development comprising (i) installation of a new flat roof dormer window to the front of existing pitched roof, (ii) installation of new flat roof dormer window to the rear of existing pitched roof and all associated works necessary to facilitate the development, all at 301 Clontarf Road, Clontarf, Dublin.

Decision

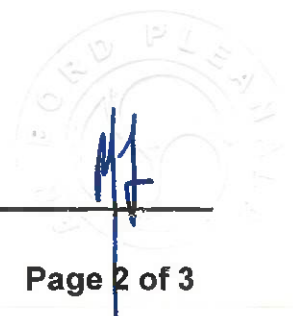
Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 9 so that it shall be as follows for the reason set out.

9. (a) The front dormer shall be reduced in width to not exceed an external width of three metres and shall be moved so that it sits above the existing bay window and such that its centre line aligns with that of the principal window to the front of the bay.
- (b) The foot of the dormer shall be a minimum of 300 millimetres above the ridge of the roof of the two-storey bay.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2016 - 2022 and to the existing pattern of development in the vicinity of the appeal site along with the visual qualities of the streetscape along the Clontarf Promenade, it is considered that the proposed development, in accordance with the modifications, as set out in the amended condition number 9 would be acceptable, would not seriously injure the visual amenities of the area and would be compatible with the overall pattern of development along this stretch of Clontarf Road. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

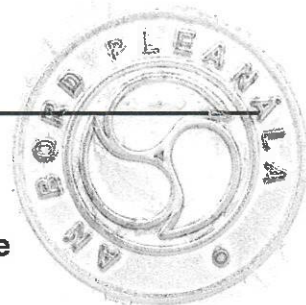


Matters Considered

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 15th day of September 2021.