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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1315/21**

**Appeal** by Stephen and Lorraine Cleary of Oglebay House, 4 Mornington Park, Artane, Dublin against the decision made on the 21<sup>st</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:** The development consists of the construction of a new attic conversion to include W.C along with alterations to the existing hipped roof forming a new gable wall with high level window to the side elevation, new flat roof dormer to the rear elevation at roof level. The development is to include internal alterations, landscaping and all ancillary site works and drainage, all at "Oglebay House", 4 Mornington Park, Artane, Dublin.

**Decision**

Having regard to the nature of the condition(s) 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 2(a)**  
**so that it shall be as follows for the reason set out.**

2. (a) The rear dormer shall have a maximum width of 4.3 metres and shall be centred upon the rear roof plain.

**Reason:** In the interest of visual amenity.

### **Reasons and Considerations**

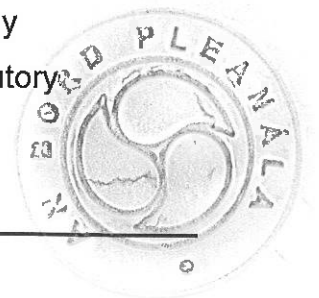
Having regard to the existing pattern of development in the vicinity of the appeal site together with the limited scale of the proposed development and the separation distance between the subject site and the adjoining dwellings, the Board considered that a dormer box incorporating a maximum width of 4.3 metres would be acceptable in terms of visual amenity and would 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 13<sup>th</sup> day of DECEMBER 2021.