

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

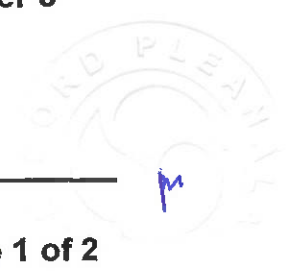
Planning Register Reference Number: 2632/21

Appeal by Brian O'Reilly care of Green Build Design of 5a Collins Park, Donnycarney, Dublin against the decision made on the 15th day of June, 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: An attic conversion with dormer window to rear, two number velux windows to front and one number to rear, change of roof profile from hip to dutch gable end, one number new gable window and associated works, at 21 Killester Park, 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 REMOVE condition number 3 and the reason therefor.



Reasons and Considerations

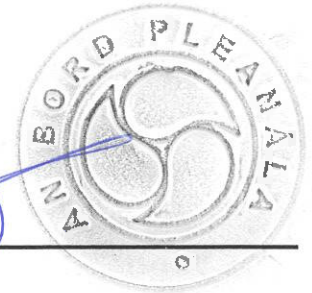
Having regard to the nature and scale of the proposed development, the residential Z1 'Sustainable Residential Neighbourhoods' zoning for the site, and the provisions of the Dublin City Development Plan 2016-2022, it is considered that the proposed amendments to the roof profile, the dormer roof extension to the rear, and the proposed front rooflights would not seriously injure the residential and visual amenities of the area or of property in the vicinity 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.


Paul Hyde

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



Dated this 13th day of OCTOBER 2021.