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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2697/21**

**Appeal** by Jackie Brewer of 3 Hughes Road East, Walkinstown, Dublin against the decision made on the 18<sup>th</sup> 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:** Conversion of existing attic space to storage space and comprising of modification of existing roof structure, raising of existing gable wall, new access stairs and flat roof dormer to the rear and associated site works at 3 Hughes Road East, Walkinstown, 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 2(b) and the reason therefor.

## Reasons and Considerations

Having regard to the zoning objective for the area as set out in the Dublin City Development Plan 2016 - 2022, the established pattern of development in the area and the nature, scale and design of the proposed roof extension, it is considered that the proposed development would not seriously injure the visual amenities of the parent dwelling or of properties 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.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board



Dated this 26<sup>th</sup> day of October 2021