



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1700/21

Appeal by Joanne Kelly and Declan Fitzgerald care of Colgan O'Reilly Architects of 93A Sandymount Road, Dublin against the decision made on the 23rd day of August, 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: Reconstruction of the existing rear dormer roof structure at the top floor with a wider dormer structure, which is a change to that permitted under register reference WEB1432/21 at 2, Arranmore Road, Donnybrook, 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, scale and design of the proposed development, to its general lack of visibility from the public realm and to the separation distances from adjoining properties, it is considered that the proposed development would not seriously injure the visual amenities and architectural character of the streetscape or the residential amenities of properties in the vicinity. As a result, 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.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 20th day of Jan. 2022

