

An  
Bord  
Pleanála

Board Order  
ABP-311620-21

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3193/21.**

**Appeal** by Wendy Gannon care of JE Architecture of Park House, Ballisk Court, Donabate, County Dublin against the decision made on the 14<sup>th</sup> day of September, 2021 by Dublin City Council to refuse a permission for the proposed development.

**Proposed Development:** Retention of dormer to rear roof to accommodate stairs to allow conversion of attic into non-habitable storage space, the dormer roof/ridge was increased over existing roof ridge level, and roof window to front roof and ancillary works; all at 5 Saint Mary's Avenue North, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## 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.

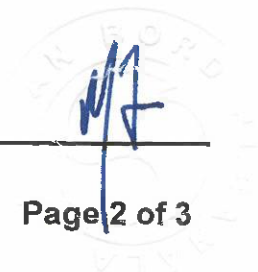
## Reasons and Considerations

Having regard to the pattern and character of development in the area, the design and scale of the development, and the provisions of the Dublin City Council Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual amenities of the area or the residential amenity of surrounding properties and would be in accordance with the Z1 zoning objective for the area as set out in the Development Plan. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

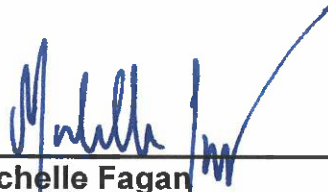
1. The development shall be retained in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity.



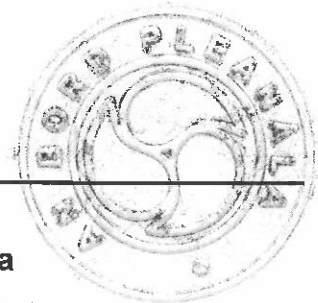
2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the development proposed to be retained shall be restricted to non-habitable storage space (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission

**Reason:** To protect the amenities of property in the vicinity.



Michelle Fagan

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



Dated this 24<sup>th</sup> day of March 2022.