



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3332/21

Appeal by Robert and Lisa Cullen of 4 Glin Road, Dublin against the decision made on the 5th day of October, 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: Retention of a dormer roof to the rear of the existing house roof; and permission for demolition of an existing shed to the rear of the existing site and replacing with a proposed ground and first floor extension to the rear of the existing house, and a proposed new bay window extension at the front of the existing house and all ancillary works; all at 4 Glin Road, Dublin.

Decision

Having regard to the nature of the conditions 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 5 and the reason therefor.

Reasons and Considerations

Having regard to the overall design and scale of the dormer extension proposed to be retained, which has adequate regard to policy, as set out in the current Development Plan for the area, in relation to roof extensions and is acceptable in terms of its scale being in reasonable proportion to the existing dwelling/roof profile, it is considered that the imposition of a condition reducing the width of the dormer extension would be unduly onerous and unnecessary.

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 3rd day of February 2022.