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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD21B/0455**

**Appeal** by Morgan Boland of 88 Cherryfield Road, Walkinstown, Dublin against the decision made on the 18<sup>th</sup> day of October, 2021 by South Dublin County 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 non-habitable storage/office area and shower room with new revised roof profile (from hipped to mini-hip) to side, with new dormer window extension to rear roof, with two 'Velux' type rooflights to front roof elevation, two new windows to side gable, internal modifications and associated site works at 88 Cherryfield Road, Walkinstown, Dublin.

## Decision

Having regard to the nature of the condition number 2, 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 AMEND condition number 2 so that it shall be as follows for the reasons set out:

2. The proposed gable shall be a full pitch without any form of hipped section.

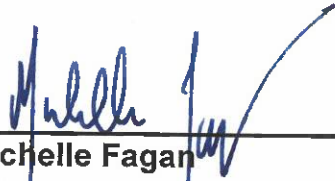
**Reason:** In the interest of visual amenity.

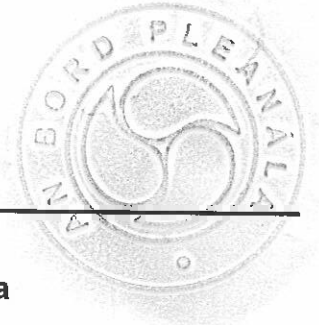
## Reasons and Considerations

The application site is located in an area zoned 'to protect and/or improve residential amenity' in the South Dublin County Development Plan 2016 – 2022. Having regard to the visual incongruity of the proposed mini hipped or half hipped roof, it is considered that the proposed development would seriously injure the visual amenity of the area and that the imposition of an amended condition number 2 would be acceptable in terms of residential amenity and visual amenity.

## 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.

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



Dated this 10<sup>th</sup> day of March 2022