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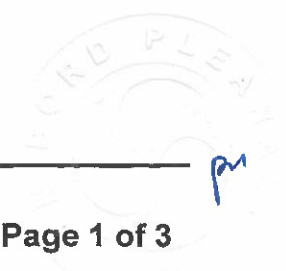
**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3412/21**

**Appeal** by Thomas Galvin care of JEAarchitecture of Park House, Ballisk Court, Donabate, County Dublin against the decision made on the 22<sup>nd</sup> 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:** Planning permission for modifications to previously approved 2639/21 to include (i) an attic conversion to non-habitable storage space with contemporary dormer to rear roof to be 4.4 metres wide to accommodate stairs to attic floor, (ii) window to dormer to be clear glazing and (iii) number 2 roof windows to front roof with all ancillary works at 55 Dollymount Park, 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 (c) and to AMEND condition number 3 (a) and (b) so that it shall be as follows for the reasons set out.

3. (a) The proposed dormer 'box' extension shall have a maximum width of 4.1 metres (measured externally).
- (b) The dormer box shall have one window only. The maximum dimension of this window shall be 1.95 metres (width) by 0.8 metres (height).

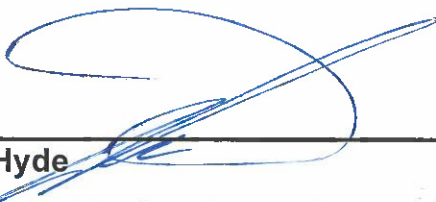
**Reason:** In the interests of visual amenity and the proper planning and sustainable development of the area.

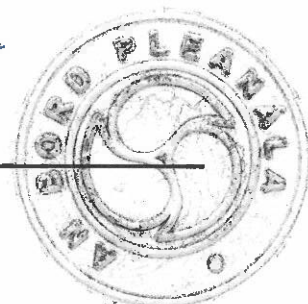
## Reasons and Considerations

Having regard to the nature and scale of the proposed development and the existing pattern of development in the area, it is considered that, the width of the proposed dormer window, and the rooflights in the front roof slope would not seriously injure the amenities of the area or of property 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.

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



Dated this 21<sup>st</sup> day of March 2022.