



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1912/21

Appeal by Maurice and Mary Hennessy care of Joan McElligott Architect of Office 5, 9 Wellington Quay, Temple Bar, Dublin against the decision made on the 28th 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: The conversion of the existing attic including a dormer roof window to the rear of the house. The proposed development includes roof lighting to the front of the house. All associated site works and all ancillary minor works at 21 Marine Drive, Sandymount, Dublin.

Decision

Having regard to the nature of the condition number 4, 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 4 and the reasons therefor.

Reasons and Considerations

It is considered that the proposed dormer window would not seriously injure the visual or residential amenities of the area and would 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.



Dave Walsh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 6th day of April 2022