



Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21B/0431

Appeal by Richard and Nikki Potts care of Alan McDonnell of 31 Saint John's Court, Clondalkin, Dublin against the decision made on the 9th day of November, 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 comprising of (i) modification of existing hipped roof structure to form a gable end design; (ii) construction of flat roof dormer to the rear, with dormer windows and (iii) new internal access stairs at 35 Tynan Hall Avenue, Belgard, 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 2 and the reason therefor.

Reasons and Considerations

Having regard to the location of the proposed development in an area which is not a residential conservation area and the pattern of development in the area which includes some full gable extensions, it is considered that a full gable is preferable to a half hipped roof which would be visually incongruous in the context of a pair of semi-detached houses and would be visually injurious to the area.

In not agreeing with the Inspector, the Board considered a half hipped roof in the context of mainly two-storey dwellings with hipped roofs would be a visually incongruous compromise that would seriously injure the visual amenities of the area and that the full gable would be visually less impactful and would provide better residential amenity for the occupants of the house.

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 1st day of March 2022

