



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5105/21

Appeal by Paul Conlon 167 Charlemont, Griffith Avenue, Dublin against the decision made on the 14th day of January, 2022 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: An attic conversion for storage raised gable to the side with dormer window to the rear, obscure window to the new side gable at 167, Charlemont, Grace 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 AMEND condition number 3 so that it shall be as follows for the reason set out.

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3. (a) The roof alteration shall be amended from gable end roof to a side dormer structure. Any associated window shall be fitted with obscure glazing.
- (b) The rear dormer shall be reduced in width to not exceed a maximum external width of two metres. The window shall not exceed the proportions of the largest window in the first floor rear elevation of the dwelling.

Revised plans and elevation drawings with the necessary alterations shown thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the existing and permitted pattern of development in the Charlemont area for rear dormer roof extensions, it is considered that the proposed amendments would provide for an appropriate level of development, that would not seriously injure the visual or residential amenities of the area and would comply with the guidance set out in Appendix 17 of the Dublin City Development Plan 2016-2022.



Dave Walsh

Member of An Bord Pleanála

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

Dated this *23rd* day of *May* 2022

