

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5121/21

Appeal by Ronan and Orla Leahy care of DRB Design of 74 Lambourn Park, Clonsilla, Dublin against the decision made on the 21st 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: Conversion of attic to storage including changing the existing hipped end roof to a dutch hipped, gable end roof, a window to the new side gable wall and a dormer window to the rear all at roof level at 30 Blackheath Gardens, Clontarf, 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 (a), (b), (c) and (f) and the reasons therefor.

Reasons and Considerations

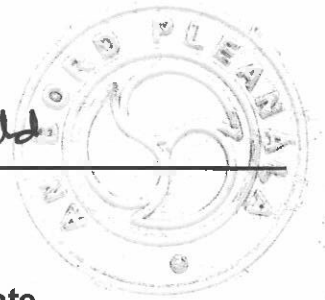
Having regard to the nature and scale of the proposed development and the pattern of development in the area, including the character of the existing streetscape, it is considered that the modifications to the proposed development, as required by the planning authority in the imposition of condition number 3 (a), (b), (c) and (f) are not warranted. The proposed development with the omission of these conditions, would not seriously injure the residential or visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this *23rd* day of *June* 2022.