



An
Bord
Pleanála

Board Order
ABP-313533-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3353/22

Appeal by Naresh Baldawoo and Hazel Rooney care of David Coffey and Associates of 42 Brookhaven Park, Blanchardstown, Dublin against the decision made on the 19th day of April, 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: Proposed loft conversion, including removal of hipped end of roof and the construction of a jerkinhead hipped roof, also construction of a flat roof dormer with window to rear roof profile and window to gable end at loft level, also Velux windows to front and rear roof profiles, all at 13 Dromeen Avenue, Beaumont, 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, as amended, to AMEND condition number 7 so that it shall be as follows for the reason set out.

7. The proposed development shall be carried out in accordance with drawing numbers DRG NO: SH 1 of 3, DRG NO: SH 2 of 3 and DRG NO: SH 3 of 3 as received by the planning authority on the 23rd day of February, 2022. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, and the nature, form, scale and design of the proposed development, it is considered that the amendment to Condition number 7(a), (b), (c), (d), and (e) attached to the grant of permission under planning register reference number 3353/22 would not seriously injure the visual amenities or the established character and appearance of the area, and would, otherwise, be in accordance with the proper planning and sustainable development of the area.



Eamonn James Kelly

Member of An Bord Pleanála

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

Dated this 26th day of June 2023.