



An
Bord
Pleanála

Board Order
ABP-313887-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0143

Appeal by John and Emer Lynskey of 18 Glendale Park, Dublin against the decision made on the 2nd day of June, 2022 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: Attic conversion for storage, raised gable and dormer window to the rear also single storey extension to the rear, dormer window to the side, roof window to the side and roof window to the front, all at 18 Glendale Park, Walkinstown, 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 and the reason therefor.

Reasons and Considerations

Having regard to the residential zoning for the area, as set out in the South Dublin County Development Plan 2022 – 2028, which seeks to protect and/or improve residential amenity, to the design and scale of the proposed dormer window, and to its location to the side (north) of the existing dwelling set back within the site and partially obscured by the neighbouring dwelling number 16 Glendale Park, it is considered that the dormer window, as proposed, would not seriously injure the amenities of the area or of properties in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *28th* day of *June*, 2023.

