



An
Bord
Pleanála

Board Order
ABP-313935-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3716/22

Appeal by Declan Whooley and Sarah Kelly care of Stephen McCormack of 2 Meadowbrook Court, Maynooth, County Kildare against the decision made on the 3rd day of June, 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: A first-floor extension to side of existing house to include two new bedrooms and a new attic conversion with dormer window to rear to include new bedroom and office space, internal alterations and all associated site works at 60 Cill Éanna, Raheny, 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 6(a) and 6(c) so that they shall be as follows for the reason set out.

6. (a) The roof of the proposed side extension shall be in accordance with the drawings submitted to An Bord Pleanála on the 29th day of June 2022, with a fully hipped end in conjunction with a side dormer window.
- (c) The proposed three number “Velux” type roof lights on the front plane of the roof of the house shall be reduced to two number in accordance with the drawings submitted to An Bord Pleanála on the 29th day of June 2022.

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, the existing established residential use, the pattern and character of existing and permitted development in the vicinity and having regard to the information submitted with the planning application and the appeal, the Board is satisfied that the proposed development would be in accordance with the requirements of the Development Plan as it relates to residential extensions, would be acceptable and would not have an adverse effect on the scale and character of the dwelling and would not seriously injure the visual or residential amenities of adjoining properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this 13th day of July 2023

