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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3722/22**

**Appeal** by Ciaran Vipond and Jane Chadwick care of K + B Architecture + Design of 2 Ridgeway Villas, Kilmainham Lane, Dublin against the decision made on the 7<sup>th</sup> 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:** Conversion of the attic into study/storage with a dormer window to the rear, modify existing hipped roof and extend height of gable wall including new window to existing two-storey semi-detached dwelling including all associated site works, all at 349 Howth Road, 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.

3. The proposed development shall adhere to the following:
  - (a) The proposed alteration of the roof to create a standard A gable type roof shall be omitted. The existing fully hipped roof profile of the existing roof shall be retained.
  - (b) The proposed dormer box on the rear plane of the roof shall be omitted.
  - (c) The attic level shall not be used for human habitation unless it complies with the current Building Regulations.
  - (d) All elevations; fascia/soffits; rainwater goods, window frames glazing bars shall be finished in a dark colour so as to blend with the existing roof finish. No white uPVC shall be used.

**Reason:** In the interest of visual and residential amenity.

## Reasons and Considerations

The proposed alteration of the roof profile would alter the appearance of the house which would be contrary to the established character of the existing house and its adjoining neighbour and contrary to the established character of houses in the vicinity and would, therefore, be contrary to Section 5.0 (Attic Conversions/Dormer Windows) of Appendix 18 ('Ancillary Residential Accommodation') of the Dublin City Development Plan 2022-2028. The proposed development would be highly visible and by virtue of the total reprofiling of the existing hipped roof, along with the width of the proposed dormer, would seriously injure the character of the area and be contrary to the proper planning and sustainable development of the area.

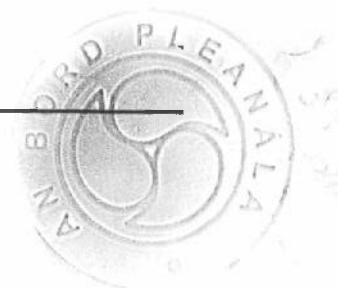


Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 11<sup>th</sup> day of July 2023.