

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1516/22

Appeal by Seamus and Sandra Culhane of 19 The Close, Beaumont Woods, Beaumont, Dublin against the decision made on the 22nd day of July, 2022 by Dublin City Council to grant subject to conditions a permission to the said Seamus and Sandra Culhane in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion to a home office incorporating a change of roof from hipped to pitched by raising the gable wall, a rear dormer and a roof light to the front, all at 19 The Close, Beaumont Woods, 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 3 so that it shall be as follows for the reason set out.

3. (a) The glazing to the proposed window on the gable elevation, on the western (side) elevation, shall be glazed with obscure glass and shall be permanently maintained. This window shall be unopenable.

- (b) 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.

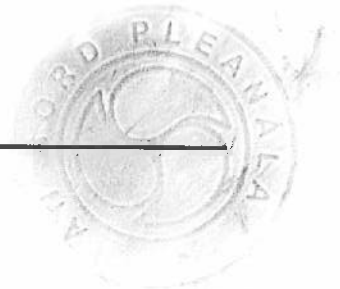
Reason: In the interest of visual and residential amenity.

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, subject to compliance with the condition set out above, the proposed alterations to condition number 3 attached to the grant of permission under planning register reference number WEB1516/22 would not seriously injure the visual amenities, established character or appearance of the area and would, therefore, be in accordance with 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 17th day of July 2023.