



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1665/22

APPEAL by Glenn and Sandra Murphy care of Horan Rainsford Architects of 36 Main Street, Blackrock, County Dublin against the decision made on the 13th day of September, 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: Alteration to the approved attic extension (planning register reference number 1049/22), being a lean-to dormer window, to the front roof pitch at 130 Clontarf 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, as amended, to REMOVE condition number 4 and the reason therefor.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 and to the nature, form, scale and design of the proposed lean-to dormer window, it is considered that the said window, as proposed in the plans and particulars submitted with the planning application, would not seriously injure the visual amenities, established character or appearance of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area. The Board, therefore, considered that Condition Number 4 was unwarranted and should be removed.



Tom Rabbette

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 12th day of July 2023.

