



An  
Bord  
Pleanála

**Board Order**  
**ABP-315052-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4761/22**

**Appeal** by Andrej and Marija Blagojevic care of Gavan Fitzsimons of 15 Marley Avenue, Marley Grange, Rathfarnham, Dublin against the decision made on the 25<sup>th</sup> day of October, 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 existing attic space into 36 square metres of floor area consisting of two number bedrooms (14 square metres and 11.4 square metres) and shower room (3.4 square metres) storage and circulation. A dormer window at the rear to facilitate head clearance for additional stairs and a rooflight at each new bedroom at rear of the dwelling at 15 Parkside Crescent, Balgriffin, Dublin.

*pm*

## Decision

Having regard to the nature of the conditions 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 2(a) and 2(b) and to ATTACH condition number 3 and the reason therefor.

## 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 the removal of condition number 2(a) and 2(b) and the upholding of condition number 3 would provide an adequate level of residential amenity, would not seriously injure the visual amenities of the area or the established character or appearance of the area, and would otherwise be in accordance with the proper planning and sustainable development of the area.



**Peter Mullan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this *14<sup>th</sup>* day of *July*, 2023.