

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1838/22

Appeal by Daniel and Jennifer Ashton of 74 Abbeyfield, Killester, Dublin against the decision made on the 2nd day of November, 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: (1) Erection of a single storey side extension at ground level incorporating a flat roof light, (2) construction of a dormer window to the rear elevation taking in the existing roof space at first floor level and incorporating a flat roof light and three windows to form a new room and bathroom, and (3) all associated site works at 74 Abbeyfield, Killester, 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.

pm

3. The development hereby approved shall incorporate the following amendment:

The rear dormer shall be reduced in width to no wider than six metres externally and its central point positioned 1.8 metres eastwards from the centre point of the roof.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

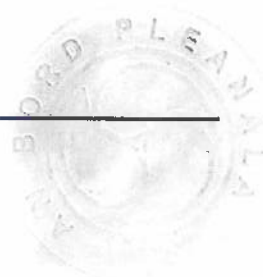
Reasons and Considerations

Having regard to the provisions of the provisions of the Dublin City Development Plan 2022-2028 and to the nature, form, scale and design of the proposed dormer window, it is considered that the amendment of condition number 3 of the planning authority's decision as set out above, would not seriously injure residential amenities of property in the vicinity, would not seriously injure visual amenities, the established character or appearance of its residential conservation area setting and would 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 *10th* day of *April*, 2023.