



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1919/22

Appeal by Cian and Lorraine Coghlan care of Peter P. Gillett and Associates of 55 Glencarrig, Sutton, Dublin against the decision made on the 29th 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: Planning permission for a rear flat roof dormer at attic level to existing pitched roof at existing dwelling at 140 Tonlegee 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 REMOVE condition number 3 and the reasons therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, to the pattern of development in the area and the Z1 residential land use zoning of the site, it is considered that the imposition of condition number 3 is unnecessary and the omission of this condition would not contravene the provisions of the Dublin City Development Plan 2022-2028. The proposed development, with the omission of condition number 3, would have no significant negative visual impact on the dwelling or the streetscape and would have no negative impact on the future development of the subject site. Thus, the proposed development would be in accordance with the proper planning and sustainable development of the area.



Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 17th day of January 2024.