



An  
Bord  
Pleanála

## Board Order

**ABP-315435-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB 1965/22**

**Appeal** by Patricio Brennan and Grace Loring care of Tiago Faria and Jane Considine Architects of 40 Cross Avenue, Dun Laoghaire, County Dublin against the decision made on the 7<sup>th</sup> day of December, 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 and the construction of a dormer window to the front and a dormer window to the rear of the existing roof, a rooflight to the front and a window in the gable at attic level and associated internal modifications, all at 124 Lansdowne Park, Ballsbridge, 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. Development shall not commence until revised plans, drawings, and particulars showing the following amendment have been submitted to, and agreed in writing with, the planning authority:
  - Any proposed window for an ensuite/shower room at attic level shall have opaque glazing.

**Reason:** In the interest of the protection of residential amenity of the development and properties in the vicinity.

## Reasons and Considerations

Having regard to the pattern and character of development in the area, the design and scale of the proposed development, and the provisions of the Dublin City Development Plan 2022-2028, it is considered that the development, as proposed, with the removal of condition 3(a) and (b), would be acceptable in terms of the 'Z2' zoning objective pertaining to the site, would not seriously injure the residential amenity of surrounding properties and would not detract from the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



*Una Crosse*

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**Una Crosse**

**Member of An Bord Pleanála**

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

Dated this *12<sup>th</sup>* day of *January* 2024.