

An  
Bord  
Pleanála

Board Order  
ABP-315490-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 5013/22**

**Appeal** by Andrew Brown care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 2<sup>nd</sup> day of December, 2022 by Dublin City Council to refuse a permission for the proposed development.

**Proposed Development:** Retention permission for existing attic conversion as constructed including dormer extensions to the rear and side of the attic conversion and all associated site works at 2 Riverside Park, Clonshaugh, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the pattern of development in the area, the nature of the permitted development and the modest differences between what was permitted and what is proposed for retention, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained, would not be visually dominant or obtrusive in the streetscape and would not seriously injure the character of the area or visual or residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

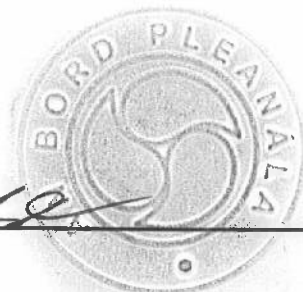
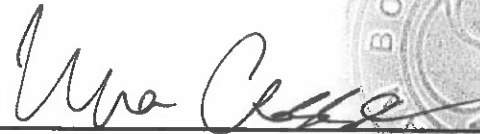
In deciding not to accept the Inspector's recommendation to refuse permission, the Board had particular regard to the pattern of development in the area where the type of dormer proposed for retention occurs in properties within the locality including the recent comparable scale and format at Number 12 Riverside Park. Regard was also had to the specific requirements of Condition 12(a) and 12(b) of Register Reference Number 3584/22 and to what has been proposed for retention and what are considered to be modest differences between same particularly in respect of the distances required from the eaves and what has been proposed for retention.



## Condition

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application on the 10<sup>th</sup> day of October 2022.

**Reason:** In the interest of clarity.



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**Una Crosse**

**Member of An Bord Pleanála**

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

Dated this

1<sup>st</sup> day of September 2023