

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

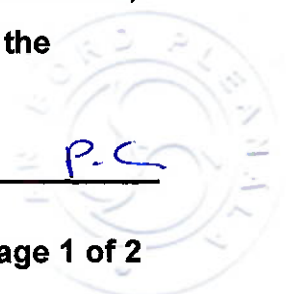
Planning Register Reference Number: WEB2054/22

Appeal by Ward Frisby and Charlotte Callaghan care of MARA Architects of 51 Clontarf Road, Clontarf, Dublin against the decision made on the 26th day of January, 2023 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of an attic conversion to include alterations to existing roof profile from hipped to gable end; dormer roof to rear and rooflight to the front of existing roof plane; new obscured window to side elevation, and construction of single storey extension to the rear of existing house. Also to include amendments to existing single storey garage, and all associated site works, at 62 Dollymount Park, Clontarf, 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 REMOVE condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to the existing pattern of development in the area, and to the nature, scale and design of the proposed development including roof alterations, dormer extension and rear single storey extension to an existing two-storey dwelling at the end of a terrace, and the orientation of the existing house and proposed extension and dormer extension relative to the existing adjoining house to its north-north east, it is considered that the proposed development would not be seriously injurious to the residential amenities of adjoining properties or the visual amenities of the area and the alterations that would, therefore, be required by Condition Number 3 attached to the planning decision are not necessary.

Patricia Calleary

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Member of An Bord Pleanála

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

Dated this *14* day of *February* 2024.

