

An
Bord
Pleanála

Board Order
ABP-316041-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1146/22

Appeal by Una O'Brien and Berian Davies care of Buckley Partnership Architects of 5A Quinsborough Road, Bray, County Wicklow against the decision made on the 15th day of February, 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: Removal of existing rear conservatory, extension to front porch with replacement flat roof, enlarged window opes to front façade, ground floor rear extension, extension and revisions to existing first-floor attic storey, including provision of rear facing dormer, front facing box dormer and roof light, associated roof alterations, exterior insulation cladding to external walls with plaster finish and all ancillary site works, all at Fawmlough, 18 Middle Third, Dublin.

MC

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 2 and the reason therefor, and ATTACH a further condition so that it shall be as follows for the reason set out.

- (a) The front porch and front windows shall be in accordance with the drawings numbers GA05 and GA10 received by the Board on the 14th day of March 2023. The front dormer and conservation grade rooflight shall be in accordance with the drawing number GA10 received by the Board on the 14th day of March 2023.
- (b) Exterior insulation cladding to the external walls shall have a finish that will be consistent with the existing finish to the front façade. Details of the materials, colours and textures of the external finishes to the dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the residential and visual amenities of the area.

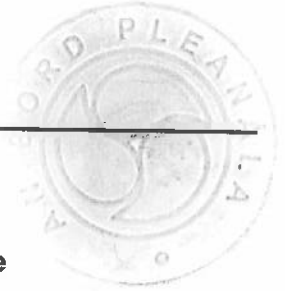
Reasons and Considerations

Having regard to the location of the site in an area zoned for residential development (residential conservation area) in the Dublin City Development Plan 2022-2028 within a heterogeneous streetscape, the small-scale and material finish of the front dormer window that will provide a visual transition between the single storey cottages and the adjoining two-storey terrace, and given the absence of directly opposing windows facing the proposed rear dormer window, it is considered that the proposed development would comprise a reasonable improvement of the accommodation on site, would not give rise to overlooking of adjoining property, would not seriously injure the residential amenities of the property, would be in harmony with the streetscape (consistent with Policy BHA9 - development in conservation areas) and would otherwise be in accordance with the proper planning and sustainable development of the area.



Mary Cregg

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 17th day of July 2023.