

An
Bord
Pleanála

Board Order
ABP-316099-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5474/22

Appeal by Stephen Foley care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 21st 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: (i) A new attic level conversion and dormer roof extension to include alterations to rear elevation of existing dwelling, together with minor internal alterations, associated landscaping, boundary treatment, and site and engineering works necessary to facilitate the development at 97 Mount Prospect Drive, 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 to **AMEND** condition number 3 so that it shall be as follows for the reason set out.

3. The dormer structure design shall be as indicated on revised drawing number 2022-46-PA-100 dated 15/03/2023 submitted by the applicant and received by An Bord Pleanála on the 20th day of March, 2023.

Reason: In the interest of visual amenity.

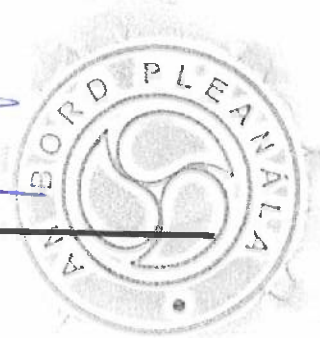
Reasons and Considerations

Having regard to the appeal submission from the applicant received by An Bord Pleanála on the 20th day of March, 2023 which included a revised design of the dormer structure on drawing number 2022-46-PA-100 dated the 15th day of March, 2023, it is considered that, subject to the amended condition, the proposed development would not seriously injure the visual amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not accepting the recommendation of the Inspector, the Board shared the concerns of the planning authority and considered the revised design of the dormer on drawing number 2022-46-PA-100 dated the 15th day of March, 2023, provides a more optimum solution in terms of visual amenity.



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



Dated this 21st day of July 2023.