



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3112/23

APPEAL by Iliane Perdu-Rouhouse and Laurent Domergue care of 4bes Design Services of 38 Larkfield Avenue, Lucan, County Dublin against the decision made on the 23rd day of March, 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: Conversion of existing attic space comprising of modification of existing roof structure, new access stairs, one number roof window to the front and flat roof dormer to the rear, at 184 Corrib Road, Terenure, 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 2(a) and 2(b) and the reason therefor.

Reasons and Considerations

Having regard to the zoning objective for the area, as set out in the Dublin City Development Plan 2022-2028, the established pattern of development in the area, and the nature, scale and design of the proposed rear dormer extension, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to amend 2(a) and not to concur with the planning authority, the Board had regard to Appendix 18, Section 5, and Table 18.1 of the Dublin City Development Plan 2022-2028, the design of the dormer structure and its size relative to the roof, and the planning history of dormer structures in the surrounding area. The Board considered the proposed dormer structure was adequately set back from the adjoining structures so as not to be over dominant in appearance.



Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 21st day of August 2023

