

An
Bord
Pleanála

Board Order ABP-317303-23

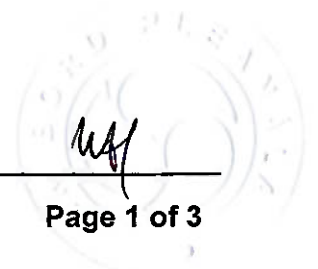
Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council.

Planning Register Reference Number: 3435/23.

Appeal by Jim and Susan Lalor of 17 Hollybrook Grove, Clontarf, Dublin against the decision made on the 18th day of May, 2023 by Dublin City County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the retention of existing playroom, previously a garage at ground floor with the construction of a proposed new single storey flat roof extension to the front elevation to extend the existing playroom and new porch with two new roof lights, a new extension at first floor level over playroom consisting of a bedroom and ensuite with interior alterations to bedroom 1 and 2 to accommodate a new walk in wardrobe and new stairs to attic, a new attic conversion of existing attic to store room and home office with toilet along with a new dormer roof to the rear. The main roof will be changed from a hipped roof to a gable end roof with two new roof lights to the front elevation along with and to include all ancillary site development works and services, all at 17 Hollybrook Grove, 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 4 so that it shall be as follows for the reason set out.

Reasons and Considerations

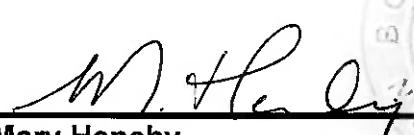
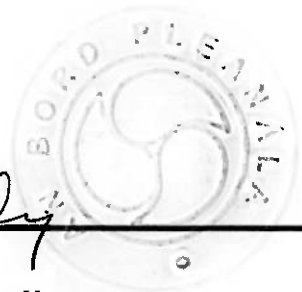
4. Revised drawings incorporating the following amendments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development:-
 - (a) the ridge height of the extension shall be set below the ridge height of the main roof, the extended roof shall be hipped retaining the same pitch as the current roof pitch,
 - (b) the proposed dormer shall be reduced in size to be contained within the plane of the rear roof structure; the dormer windows shall be reduced proportionally, and

- (c) the window to the new ensuite shall have its window equivalent in size to that of the walk-in wardrobe window with both windows, if obscured, to contain plain frosted glass with no embossed or etched pattern to the glass.

Reason: In the interest of visual consistency and amenity of the streetscape and to comply with the requirements of the Development Plan, in particular, Appendix 18.5.0.

Reasons and Considerations

In deciding not to accept the Inspectors recommendation, the Board considered that the assessment of the planning authority was consistent with Appendix 18 of the Dublin City Development Plan 2022-2028. The Board concurred with the Inspector that the planning authority's assessment was not reflected in the wording of condition number 4 and, therefore, decided to amend condition number 4 to comply with the planning authority's assessment and the Development Plan criteria for attic dormers.

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

Dated this 6th day of October, 2023