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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3426/23**

**Appeal** Shane and Ruth Meehan care of JE Architecture of Park House, Ballisk Court, Donabate, County Dublin against the decision made on the 17<sup>th</sup> day of May, 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:** Alterations to existing hip roof to side to create gable roof to accommodate attic stairs to allow conversion of attic into non-habitable storage with dormer to rear roof and two number roof windows to front roof with associated ancillary works, all at 80 Kincora 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, as amended, to AMEND condition number 2 so that it shall be as follows for the reason set out.**

Amend Condition 2 (b) to state, (b) the rear dormer shall be reduced in width to not exceed an external width of 4.6m.'

Remove condition number 2(d)

## **Reasons and Considerations**

It is considered that, subject to compliance with condition 2, as amended (amendment of Condition 2(b) and removal of Condition 2(d)), the proposed development, incorporating two front rooflights and a rear dormer to a width not exceeding 4.6 m, would not be out of character with the pattern of development in the vicinity, would not set an undesirable precedent for development and would be consistent with the Z1 zoning objective pertaining to the site, the objective of which 'to protect, provide and improve residential amenities'. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 7<sup>th</sup> day of March 2024.