

An
Bord
Pleanála

Board Order
ABP-317740-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3783/23

Appeal by Damian Kelly care of Joseph English Architecture of Park House, Ballisk Court, Donabate, County Dublin against the decision made on the 12th day of July, 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: Attic conversion into non-habitable storage space with dormer to rear roof to accommodate stairs with associated ancillary works at 25 Carleton Road, Marino, 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.


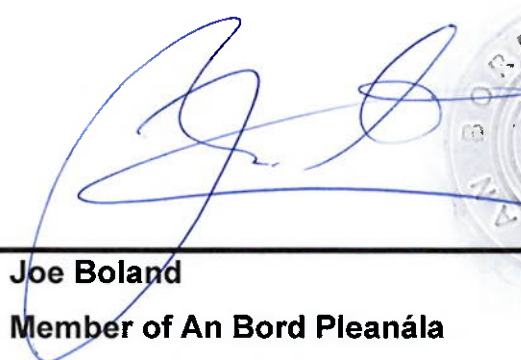
2. The proposed development shall be revised as follows:

- The two number rooflights on the front roof plane shall be omitted.

Reason: In the interest of residential and visual amenity.

Reasons and Considerations

Having regard to the 'Z2' land use zoning for the area, and the pattern of development in the vicinity, it is considered that, by reason of their limited scale, nature and design, and their location with respect to adjoining properties, the proposed extension and alterations, subject to the amended condition number 2, would not seriously injure the residential or visual amenities, or the conservation value of the area.



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

Dated this 5TH day of April 2024.