

An
Bord
Pleanála

Board Order
ABP-317820-23

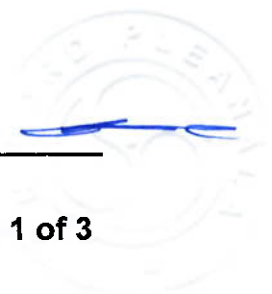
Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23B/0124

Appeal by Dervla Cusack and Brendan Fitzpatrick care of Mary-Anne Parsons MPBA Architects of 5 Stable Lane, Bray, County Wicklow against the decision made on the 21st day of July, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Raise portion of pitched roof to the front and a dormer extension to the rear at second floor level to allow for a habitable bedroom and service rooms, roof lights to the front and rear elevations, ancillary site works and services, all at 4 Shrewsbury Hall, Shankill, 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.

Reasons and Considerations

Having regard to the site location in an established residential area, the surrounding pattern of development in the area, the zoning objective for the site, the nature and scale of the proposed development, and the significant increase in ridge height proposed, the appeal submission and the site inspection, it is considered that the attachment of a amended condition number 2 is warranted in this instance.

Subject to compliance with the amended condition number 2, the proposed extension would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The proposed development, as amended, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The proposed dormer shall be no higher than the ridge level of the existing roof. Prior to commencement of development, the developer shall submit revised plans and drawings in this regard to the planning authority for written agreement.

Reason: In the interest of visual amenity and harmony, and in order to comply with Section 12.3.7.1 (iv) relating to Alterations at Roof/Attic Level of the 2022-2028 Dún Laoghaire-Rathdown development.



Liam Bergin

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

Dated this 19th day of December 2023.