

An
Bord
Pleanála

Board Order ABP-318026-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1536/23

Appeal by Ide and Eamon Doherty care of John Flynn Architect of Unit 19 G2, Docklands Innovation Park, East Wall Road, Dublin against the decision made on the 18th day of August, 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: Convert existing attic for non-habitable use, including raised ridge height, remove existing Dutch hip and form full gable roof, construct new rear dormer extension and form new gable window to attic stairs at 73 Ashcroft, Raheny, 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 3 (a) and (b) so that it shall be as follows for the reasons set out.

3. The proposed development shall be amended as follows:
- (a) the ridge of the roof shall be raised by a maximum of 150 millimetres and the Dutch hip shall be replaced with a gable end, and
 - (b) the proposed rear dormer shall have a maximum width of three metres and shall be centrally placed on the rear roof plane as much as possible. The dormer shall not extend the raised ridge of the dwelling.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to Appendix 18 of the Dublin City Development Plan 2022-2028, the design of the proposed development and the pattern of development in the area, it is considered that condition number 3 (a) and 3 (b) should be amended to facilitate (i) an increased ridge of 150 millimetres and (ii) a rear dormer width of three metres. These amendments would not seriously injure the visual and residential amenity of the area and 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 20th day of June 2024