

An
Bord
Pleanála

Board Order ABP-318847-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4654/23

Appeal by Martina Ronan care of Finegan Jackson Building Surveyors Limited of The Stables, Drumconrath Road, Carrickmacross, County Monaghan against the decision made on the 11th day of December, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention development consists of (1) retention of the widening of the dormer in the attic to the full length of the dwelling, (2) retention of the removal of the chimney, and (3) retention of six square metres extension on the second floor (attic conversion) all at 39 Shangan Crescent, Ballymun, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.

An amendment to this
Board Order has been made

Dated: 02/08/24

ABP-318847-24

Signed: Secretary

Board Order

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Reasons and Considerations

Having regard to the reasons for refusal, the grounds of appeal, including modification of the dormer extension to be retained (as shown on drawing number J2022-02 received on the 12th day of January 2024), the residential zoning objective and the policy framework provided by the Dublin City Development Plan 2022-2028, it is considered that the retention of the proposed development subject to compliance with the conditions set out below would not have a negative impact on the visual and residential amenities of adjacent properties, would on balance comply with Appendix 18, (Residential Extensions), Section 4 (Alterations at roof level/ Attics/ Dormers/ Additional Floors), Section 5 (Attic Conversions / Dormer Windows) and would substantially comply with Table 18.1 (Dormer Window Guidance) of the development plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 12th day of January, 2024.

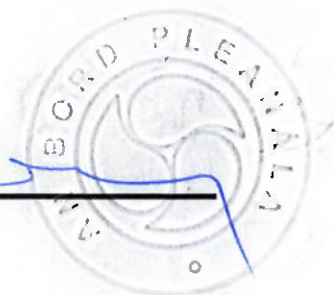
Reason: In the interest of clarity.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 26th day of June 2024

An amendment to this
Board Order has been made

Dated 02/08/24

Signed: Secretary

