

An
Bord
Pleanála

Board Order ABP-321074-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0350/WEB

Appeal by Oguz and Selin Cam of 4 Woodward Avenue, Dublin against the decision made on the 23rd day of September, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion with dormer to front roof and two number dormers to rear roof to accommodate attic stairs to allow conversion of attic into non-habitable storage with roof window to front roof all with associated ancillary works, all at 4 Woodward Avenue, Murphystown Way, Dublin.

Decision


Having regard to the nature of the conditions 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 ATTACH condition number 2 and the reason therefor and to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority fully detailed and dimensioned revised drawings showing the proposed rear dormers modified as follows:
- (a) The proposed dormers to the rear, set down from the ridge level of the roof by 0.2 metres, and reduced in scale to a maximum width of 1.5 metres, the glazed area of which shall not exceed 1.2 metres in width; such glazing shall be obscured.
- (b) The two rear dormers matching in scale, height and width.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to the residential zoning, as out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the pattern of development in the area, and the location of the proposed development, with respect to existing property in the vicinity, it is considered that the design of the proposed front dormer is excessive and would be out of character with existing development on Woodward Avenue. It is considered that the two proposed dormers to the rear of the dwelling, subject to condition number 3, as amended, would not be excessive in scale and would not overlook or seriously injure the amenity of properties on Woodward View.



Mary Rose McGovern

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

Dated this 27 day of February 2025.