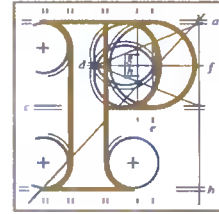


Our Case Number: ABP-312026-21

Planning Authority Reference Number: SD21B/0431



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 02 MAR 2022

Re: Conversion of attic and all associated site works
35, Tynan Hall Avenue, Dublin 24


Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,


Violet Kennedy
Executive Officer

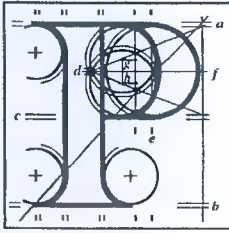
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Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde Baile Átha Cliath 1 D01 V902	64 Marlborough Street Dublin 1 D01 V902
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Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21B/0431

Appeal by Richard and Nikki Potts care of Alan McDonnell of 31 Saint John's Court, Clondalkin, Dublin against the decision made on the 9th day of November, 2021 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of existing attic space comprising of (i) modification of existing hipped roof structure to form a gable end design; (ii) construction of flat roof dormer to the rear, with dormer windows and (iii) new internal access stairs at 35 Tynan Hall Avenue, Belgard, 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 REMOVE condition number 2 and the reason therefor.


Reasons and Considerations

Having regard to the location of the proposed development in an area which is not a residential conservation area and the pattern of development in the area which includes some full gable extensions, it is considered that a full gable is preferable to a half hipped roof which would be visually incongruous in the context of a pair of semi-detached houses and would be visually injurious to the area.

In not agreeing with the Inspector, the Board considered a half hipped roof in the context of mainly two-storey dwellings with hipped roofs would be a visually incongruous compromise that would seriously injure the visual amenities of the area and that the full gable would be visually less impactful and would provide better residential amenity for the occupants of the house.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



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

Dated this 1st day of March 2022

