



Board Direction

Ref: PL29N.245878

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th March 2016.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the reasons and considerations set out below, that the planning authority be directed to attach Condition 2.

REASONS AND CONSIDERATIONS

It is considered that the proposed roof extension would result in a significant intervention to the existing roof form of one of a pair of semi-detached dwellings, which would be visually obtrusive and would be incongruous in the streetscape, both by itself and by the precedent it would set for similar such development in this vicinity. The Board also considered the proposed rear dormer is excessive in scale and would be over-dominant visually.

In deciding not to accept the Inspector's recommendation to amend Condition 2, the Board concurred with the planning authority that there are less visually intrusive means of providing access to the proposed storage room, which would also allow the retention of the form and proportions of the main roof plane. The Board shared the planning authority's view that a more subordinate rear dormer would be appropriate, and noted the guidance set out in Appendix 25 of the Development Plan in this respect.

Board Member: _____ Date: 15th March 2016

Fionna O' Regan