



Board Direction

Ref: PL29N.246760

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 20th, 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to provisions of the Appendix 25, 'Guidelines for Residential Extensions' in the current Development Plan, to the nature, extent and design of the proposed standing seam metal roof dormer and to the pattern of development in the area, it is considered that the proposed development would be contrary to the provisions of Appendix 25 in respect of Roof Extensions as the design would not 'reflect the character of the area, the surrounding buildings, and the age and appearance of the existing building' and the dormer window would not be 'visually subordinate to the roof slope'. Furthermore, it is considered that the proposed dormer extension would be injurious to the visual amenities of the area and property in the vicinity and would set an undesirable precedent for other similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the conditions recommended by the Inspector were sufficient to render the scale, design and materials of the proposed dormer structure acceptable in terms of impacts on visual amenity. The Board also considered that the amended scheme would not come within the scope of the guidance set out in Appendix 25 of the Development Plan.

Board Member: _____
Nicholas Mulcahy

Date: September 20th, 2016