



Board Direction

Ref: 06S.246862

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th, September 2016.

The Board decided to make a split decision, to

- (1) grant permission (subject to condition) for the proposed attic roof light to the front based on the reasons and considerations marked (1) under and subject to the condition set out below, and
- (2) refuse permission for the retention of the existing attic dormer to the rear. based on the reasons and considerations marked (2) under.

REASONS AND CONSIDERATIONS (1)

Having regard to the nature and limited scale of the proposed development and to the existing character and pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the visual or residential amenities of dwellings in the vicinity of the site or of the area and would be in accordance with the proper planning and sustainable development of the area.

CONDITION

Std. P and P and Reason.

REASONS AND CONSIDERATIONS (2)

Having regard to the established pattern of development in the area and the scale of the attic dormer window, it is considered that the development is contrary to section 11.3.3 of the South Dublin County Council Development Plan 2016-2022 which provides that the design of residential extensions should accord with the House Extension Guide or any superseding standards. The dormer window would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of overlooking and overbearing impact on existing residential properties particularly on no. 51 Rathfarnham Wood. The proposed development would set an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 27th, September 2016
Paddy Keogh