



Board Direction

Ref: PL06D.247324

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th December 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, and in accordance with the recommendation of the Inspector, that the planning authority be directed to attach Condition 2.

REASONS AND CONSIDERATIONS

Having regard to the scale and bulk of the proposed dormer extensions relative to the scale and proportions of the existing roof, and the failure to sit within the existing roof planes, it is considered that the proposed dormers would fail to constitute a subordinate roof extension, would dominate the roof form of the existing house, would be visually overbearing, and would adversely affect the character and seriously injure the visual amenity of the existing house. The proposed dormer extensions, by themselves and by the undesirable precedent that would be set for similar development in the vicinity, would seriously injure the visual amenities of neighbouring property and of the streetscape at a prominent corner location.

Board Member: _____ Date: 4th January 2017
Fionna O' Regan