



An  
Bord  
Pleanála

**Board Direction  
PL06F.247688**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 14<sup>th</sup> 2017.

The Board decided to make a split decision, generally in accordance with the Inspector's recommendation, to

- (1) grant permission, on a vote of 2 to 1, for the retention of external modifications to previously approved dormer windows to side and rear and of entrance canopy to front of two storied dwelling, for the following reasons and considerations and subject to the following conditions

and

- (2) refuse permission, unanimously, for the proposed two storey extension to the side of the existing dwelling with modifications and increased floorspace to previously constructed single storey extension to rear, for the following reasons and considerations.

**(1) Reasons and Considerations**

Having regard to the zoning objective, the planning history of the site, the design and layout of the dormer windows and canopy, and having regard to the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential amenities of property in the vicinity and would be

acceptable in terms of visual impact. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason** In the interest of clarity.

2. The attic level room served by the dormer windows hereby permitted shall not be used for human habitation.

**Reason** In the interest of residential amenity.

3. Within three months of the date of this order, the glazing in the dormer window to the side of the house shall be replaced with opaque glazing. Such opaque glazing shall be permanently maintained in this window.

**Reason** In the interest of protecting the residential amenities of adjoining property.

### **(2) Reasons and Considerations**

Having regard to the prominent location of the subject site at the corner of Burrowfield Road and James McCormack Gardens, and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development, by reason of its scale, form, height and design, would be visually intrusive and incongruous in the streetscape, would visually unbalance the relation with the adjoining semi-detached property and would be out of character with the

development in the vicinity. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 14<sup>th</sup> March 2017

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Philip Jones