



An
Bord
Pleanála

Board Direction
PL 06F.247838

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th April 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the pattern of development in the area and the scale and design of the development proposed it is considered that the proposed extension by reason of its scale, bulk and extensive alteration to the roof profile (including breach of existing ridge height), would seriously injure the residential amenities of the area and would result in an extension that would be visually obtrusive when viewed from the surrounding streets and dwellings. The proposal would therefore contravene Objective DMS41 which states that dormer extensions to roofs will only be considered where there is no negative impact on the existing character and form, and the privacy of adjoining dwellings and shall not form a dominant part of the roof. Furthermore the proposed development would set an undesirable precedent for further over-scaled attic developments. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11th April 2017

Conall Boland