



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.248295**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on July 3<sup>rd</sup> 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, for the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 2, and the reason therefor.

### **Reasons and Considerations**

Having regard to the design and architectural expression of the existing building, which is considered to be an exemplar of nineteenth and twentieth century buildings that contribute to the character of this area of Mount Merrion, it is considered that the proposed side dormer window would be inappropriate and contrary to the provisions of Policy AR8 of the Dun Laoghaire Rathdown County Development Plan 2016-2022, which policy is considered to be reasonable. Accordingly, it is considered that the imposition of condition number 2, which required the omission of this side dormer, was appropriate and reasonable.

In deciding not to accept the Inspector's recommendation to require the removal of condition number 2, the Board concurred with the view of the planning authority's Conservation Officer about the desirability of seeking to retain the features that contribute to the character of exemplar nineteenth and twentieth century buildings,

and concurred with her opinion that this side dormer window would alter the side hip of the parent roof of the building and would adversely affect the intended architectural design and expression of the building. The Board noted that a similar proposal had been refused by the planning authority in 2016 under planning register reference number D16B/0352, as part of a larger development. The Board did not share the contention of the applicant, and of the Planning Inspector, that the development would be screened from public view, and that therefore the present case could be distinguished from the Board's decision under An Bord Pleanála reference PL06D.246836.

**Board Member:**

**Date:** 4<sup>th</sup> July 2017

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Philip Jones