



An
Bord
Pleanála

Board Direction
PL29N.248360

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

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the pattern of development in the area, which is defined by groups of terraces of dwellings with hipped roof profiles at each end, it is considered that the proposed development would not complement the character of adjoining dwellings, would appear visually incongruous within the streetscape and would create a visually discordant intervention that would be detrimental to the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the visual impact of the removal of the hipped roof would not be acceptable, having regard to the fact that the subject house is part of a terrace of houses which is characterised by fully hipped roof profiles at each end. In this context, the Board had regard to its recent decision under An Bord Pleanála reference PL29N.248385, and did not consider that there was a material difference between the removal of a hipped roof in a pair of semi-detached houses (as in that case) and the removal of a hipped roof in a terrace of four houses (in the current case).

Board Member

Date: 4th July 2017

Philip Jones