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Bord  
Pleanála

**Board Direction**  
**PL06D.248539**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup> August 2017.

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

### **Reasons and Considerations**

Having regard to Policy AR8 of the Dun Laoghaire Rathdown County Development Plan 2016 - 2022, it is considered that the proposed extension, by reason of its scale, height and massing and the resultant loss of the existing chimney stack feature in the gable end elevation, would irreparably alter the character of the building and would seriously injure the residential and visual amenity of the area and 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 was not satisfied that the amendments to the proposed development, particularly as they pertained to the Trees Road side elevation, adequately addressed the core issues in the planning authority's reason for refusal. Notwithstanding the applicant's proposal to retain and incorporate the chimney and to remove the three dormer windows to the side elevation within the revised design proposal submitted with the appeal, it is considered that the proposed extension would negatively impact on the character of the building and the residential and

visual amenity of the area and would thus be in contravention of Policy AR8 of the Dun Laoghaire County Development Plan 2016 – 2022.

**Board Member**

**Date:** 15<sup>th</sup> August 2017

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Maria FitzGerald