



An
Bord
Pleanála

**Board Direction
PL29S 248600**

The submissions on this file, including the applicant's response to the section 137 notice issued on the 14th September, 2017, and the Inspector's report were considered at a Board meeting held on 14th November, 2017.

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

Reasons and Considerations

It is considered that the development for which retention is sought would seriously injure the amenities of residential property in the vicinity by reason of potential overlooking from roof level, excessive scale, loss of light and an unsatisfactory level of accommodation for residents of the property. As such the development for which retention is sought would contravene S.16.10.12 and S.17.11 of the Dublin City Development Plan 2016-22 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 considered that the dormer extension, by reason of its scale and design, is seriously injurious to adjoining residential properties and that the rear extension at first floor level has resulted in an unsatisfactory internal arrangement in relation to Bedroom No 2.

Board Member

Date: 14.11.2017

Terry Prendergast