



An
Bord
Pleanála

Board Direction
PL29N.248668

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th October 2017.

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

Reasons and Considerations

It is considered that the proposed alterations sought would result in a visually inappropriate roof profile which would be inconsistent with the established roof form in the surrounding area. The proposed development would be contrary to the requirements set out in the Dublin City Development Plan 2016 – 2022 and in particular Appendix 17.11 which requires that any new dormer windows should be visually subordinate to the roof slope. The alterations to the roof profile together with the incorporation of a dormer window on the rear of the roof would seriously injure the visual amenities of the area and property in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18th October 2017

Eugene Nixon