



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.249100**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on November 28<sup>th</sup> 2017.

The Board decided to refuse permission by a margin of 2:1, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposal entails a significant increase in ridge height over and above the level of existing dwellings at this location that are characterised by their shallow pitch roof profiles. The proposal is to be extended in such a manner than provides an unattractive and lopsided roof profile from front to back due to the attempt to maximise the floor space provided. The proposal would be visually obtrusive at this location, grossly out of character with the existing dwellings and contrary to Development Plan policy as set down under Section 8.2.3.4 in relation to extensions. The proposal would also set an undesirable precedent for similar extensions to existing dwellings and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28.11.17

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Paul Hyde