



An
Bord
Pleanála

Board Direction
BD-000916-18
ABP-301322-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2018.

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

Reasons and Considerations

The dormer structure to be retained, by reason of its height and scale, in particular its location breaking the eaves line of the main roof, is out of character with the existing dwelling and adjacent properties, and is visually dominant and obtrusive when viewed from the rear of neighbouring properties. The development to be retained does not comply with the South Dublin County Council Extension Design Guide and the policies of the South Dublin County Development Plan 2016-2022, Policy H18 Objective 1 refers, with regard to residential extensions and the protection of residential and visual amenity. The development to be retained would, therefore, seriously injure the amenities of property in the vicinity by reason of overlooking and visual impact, and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/08/2018

Stephen Bohan