



An
Bord
Pleanála

Board Direction
BD-000826-18
ABP-301478-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2018.

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 dormer extensions and modifications to the roof profile, by virtue of their design, bulk and scale, would be overly dominant and visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and be contrary to section 8.2.3.4 (i) of the Dun Laoghaire- Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/07/2018

Stephen Bohan