



An
Bord
Pleanála

Board Direction
BD-001612-18
ABP-301691-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2018.

The Board decided to make a split decision, to

(1) grant permission (subject to condition) for the front extension

for the reasons and considerations marked (1) under and subject to the condition set out below, and

(2) refuse permission for the attic conversion with raised ridge, rear box dormer and 1no. rooflight to front

for the reasons and considerations marked (2) under.

Reasons and Considerations 1

Having regard to the limited nature and scale of the proposed front extension the Board considered that subject to the conditions set out below the proposed extension would be acceptable in terms of the visual amenity of the area and would therefore be in accordance with the proper planning and sustainable development of the area

Conditions

1 Plans and particulars.

Reasons and Considerations 2

Having regard to the provisions of the Dublin City Development and the nature and scale and design of the proposed development the Board considered that the proposed development would seriously injure the visual and residential amenities of the area, would be contrary to the Development Plan and to ministerial guidelines and would set an undesirable precedent 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 for the attic conversion with raised ridge, rear box dormer and 1no. rooflight to front the Board concurred with the planning authorities decision and considered that the proposed development would seriously injure the visual amenities of the area, and considered that it would contravene the provisions of the Development Plan (S.16.10.12 and Appendix 17) and, by itself and the precedent it would set, would be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 13/11/2018

Paul Hyde