



An
Bord
Pleanála

Board Direction
BD-001635-18
ABP-301986-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2018.

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

Reasons and Considerations

Having regard to the nature, scale, design and height of the proposed dormer window extension, which raises the original roof ridge height to the dwelling and dominates the rear roof plane, it is considered that the proposed development would fail to respect the character of the existing house on site and housing in the area and would have an incongruous appearance when viewed from the immediate streetscape. Accordingly, it is considered that the proposed development would seriously injure the visual amenities of the area, would be contrary to the provisions of Section 16.10.12 to the Dublin City Development Plan 2016-2022, which require residential extensions to not result in an adverse impact on the scale and character of the host dwelling, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/11/2018

Terry Prendergast