



An
Bord
Pleanála

Board Direction
BD-001797-18
ABP-302174-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2018.

The Board decided, by a majority of 2:1, to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for partial demolition of extension to rear, construction of single storey extension to rear, internal alterations including double glazed Slimlite glass in existing sash windows, new central heating system, insulation to existing walls and roof, new insulated concrete floor slab, damp proof treatment to existing walls and associated site works.

1. Reasons and Considerations

Having regard to the zoning objective for the *site* "To protect and/or improve residential conservation areas amenities" in the Dublin City Development Plan 2016-22, the pattern of development in the area, the design, height and scale of the proposed ground floor extension, it is considered that the proposed development would not detract from the visual amenities of the area, the residential amenities of property in the vicinity or from the existing Protected Structure or Protected Structures in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Planpartic

2. The existing roof profile shall remain as is. Revised plans illustrating this amendment shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: visual amenity

3. PA Condition 4
4. Ext Finishes
5. Urban waterdrain
6. Construction working hours

and

(3) refuse permission for first floor dormer extension to rear and new stairs for the following reasons and considerations.

2. Reasons and Considerations

Having regard to the zoning objective of the site, Z2, Residential Conservation, where it is an objective to *“To protect and/or improve residential conservation areas amenities”* in the Dublin City Development Plan 2016-22 and that the existing dwelling and those in the vicinity are Protected Structures, is considered that the proposed first floor rear extension, due to its height, bulk and massing past the rear building line of the existing dwelling, would have a negative impact on the residential amenity of the property in the vicinity by reason of overshadowing and overbearing presence. Therefore, the proposed first floor rear extension would be out of character with the pattern of development in the vicinity, would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area, which it is appropriate to preserve, and would be contrary policies of the Development Plan and the proper planning and sustainable development of the area.

In deciding not to accept the Inspector’s recommendation to refuse permission for the entire development, the Board considered that the ground floor extension would

not be out of character with the pattern of development in the vicinity, would not injure the residential amenities of adjoining property, the visual amenities of the area or the architectural and historic character of the area.

Board Member:

Date: 05/12/2018

Terry Prendergast