



An  
Bord  
Pleanála

**Board Direction**  
**BD-001910-18**  
**ABP-302410-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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

### **Reasons and Considerations**

1. Having regard to the design of the front elevation of the dwelling, in particular, the composition and proportions of the fenestration including the central first floor window with recessed balcony and roof lights, it is considered that the proposed development is incongruous with the existing streetscape, visually discordant with the rhythm of the terrace and detrimental to the character of the Dalkey Village Architectural Conservation Area. In this regard, it is considered that the proposed development is contrary to Policy AR12 and Section 8.2.11.3 of the Dún Laoghaire Rathdown County Development Plan 2016-2022, and the guidance set out in the Architectural Heritage Protection Guidelines for Planning Authorities (DoAHG 2011) regarding Architectural Conservation Areas and, therefore, contrary to the proper planning and sustainable development of the area.
2. Having regard to the height and scale of the proposed raised terrace to the rear and the extent of fenestration proposed on the eastern and western elevation at

first floor level, it is considered that the proposed development would be visually obtrusive and would seriously injure the amenities of adjoining residential property by reason of overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11/12/2018

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Maria FitzGerald