



An
Bord
Pleanála

Board Direction
BD-001721-18
ABP-302715-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2018.

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 pattern of development in the area, to the provisions of the Fingal Development Plan, 2017-2023 where is the policy of the planning authority to encourage sensitively designed extensions to existing dwellings that do not negatively impact on the environment according and to consider dormer extensions which are not negative in impact on existing character and form, the Board considered that the proposed development of a box dormer extension in the rear roof slope, due to its width, and depth at a height to the ridge would be excessive in proportion, visually dominant and obtrusive within the rear roof profile of the row of dwellings on Orchard Close and proposed first floor extension at 4625 mm depth into the rear garden at two storey height would be excessive in scale and proportion and would constitute overdevelopment. The proposed development would therefore seriously the injure the visual and residential amenities of the area, would set undesirable precedent for similar development at the rear of the row of houses located Orchard Close and, would be contrary to the proper planning and sustainable development of the area

Board Member

Date: 20/11/2018

Paul Hyde