



An
Bord
Pleanála

Board Direction
BD-002088-19
ABP-302819-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed dormer, by reason of its scale, design and massing would appear over dominant and visually obtrusive on the front roof slope and would thereby be contrary to section 8.2.3.4 (i) and (ix) of the Dun Laoghaire Rathdown County Development Plan. The proposed development would be out of character with the surrounding area, would be inconsistent with the design integrity of the overall neighbourhood centre, and would seriously injure the amenities or depreciate the value of the properties in the vicinity. The proposed development 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 one of the alternative options submitted on appeal (whereby the dormer element would be broken down into smaller individual dormers), the Board had significant concerns in respect of the design quality of all options submitted, and their inconsistency with the design integrity of the overall neighbourhood centre.

Board Member

Date: 11/01/2019

John Connolly