



An
Bord
Pleanála

Board Direction
BD-004419-19
ABP-304983-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2019.

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

Reasons and Considerations

The proposed attic extension and roof profile by reason of its scale, massing, height and design would constitute an incongruous roof profile that would be out of character with the pair of the semi-detached houses of which it forms a part and would therefore detract from the streetscape. The proposed development therefore fails to adequately comply with the provisions of the Dublin City Development Plan 2016-22 as contained in section 16.2.2.3 and Appendix 17 in relation to roof extensions and alterations. The proposed development would accordingly seriously injure the visual amenities of the area and would set an undesirable precedent for similar development and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 04/11/2019

Michelle Fagan