



An  
Bord  
Pleanála

**Board Direction**  
**BD-004955-20**  
**ABP-305646-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

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

### **Reasons and Considerations**

It is a requirement under section 16.10.12 of the Dublin City Development Plan 2016-2022 that residential extensions achieve a high standard of design and avoid an adverse impact on the scale and character of the dwellinghouse. Having regard to the detailed design of the proposed development including the 2.5m projection forward of the front building line and the gable fronted design, it is considered that the proposed extension would be out of character with the scale and form of the house and the streetscape and would be incongruous and visually obtrusive on this restricted and prominent site. The proposed development would, therefore, be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/01/2020

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Michelle Fagan