



An
Bord
Pleanála

Board Direction
BD-005398-20
ABP-306024-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 2

Reasons and Considerations

Having regard to the zoning objective Z2, "to protect and or improve the amenities of residential conservation areas" according to the Dublin City Development Plan 2016-2022, to the character of the existing dwelling and to the established pattern scale and architectural character of the area, the Board considered that the alteration of roof profile above the established ridge height would constitute an inappropriate intervention, would seriously impact on the character of the existing house and the pattern of the terrace of which it forms part, would be contrary to the provisions of the current Dublin City Development Plan 2016-2022 and would set an undesirable precedent for similar such development. The Board considers that condition 2 is necessary and in accordance with the objectives of the development plan and in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 12/03/2020

Paul Hyde