



An
Bord
Pleanála

Board Direction
BD-007475-21
ABP-308685-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2021.

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

Reasons and Considerations

Having regard to the Dunlaoghaire Rathdown Development Plan 2016-2020, in particular Section 8.2.3.4 of the Development Plan, the form and character of the gable fronted houses in the area, the scale and form of the proposed attic level side pitched dormer and balcony, and the scale and form of the proposed two storey side extension, it is considered that the roof forms proposed are inappropriate, would be visually incongruous and would have a negative impact on the established character of the streetscape by reason of form and design, and would seriously injure the visual amenity of the area. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development which is a replication of the gable feature of the original house, in a series of different pitched roofs in varying recessed planes is not complimentary in nature, is at variance with the pattern of development in the area and detracts from the character of the particular house style, would

detract from the streetscape, and would therefore seriously injure the amenities of the area.

Board Member

Date: 03/02/2021

Michelle Fagan