



An
Bord
Pleanála

Board Direction
BD-008210-21
ABP-309612-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2021.

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

Reasons and Considerations

Given the variation in the roofline across the terrace that includes the house on the site, the proposed development would **not** be visually obtrusive and would be in keeping with the established character of the area notwithstanding the fact that it would raise the ridge height of the existing roof. As such it would be in keeping with the provisions of the Dublin City Development Plan 2016-2022 including the Z1 residential zoning objective that applies to the area and the advice on domestic extensions set out at Appendix 17. It is therefore considered that, subject to the conditions below, the proposed development would not seriously injure the character or residential amenities of the area and would be in keeping with its proper planning and sustainable development.