



An  
Bord  
Pleanála

**Board Direction**  
**BD-008415-21**  
**ABP-309614-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2021.

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

### **Reasons and Considerations**

1. Having regard to the location of the site, to the established built form and character of Cherrywood Grove, it is considered that the development, consisting of a first-floor extension to a single storey house, which projects above the existing roof ridgeline, would be incongruous in terms of its design and would be out of character with the streetscape thereby setting an undesirable precedent for future development in this area. The retention of this development would seriously injure the visual amenities of the area and would be contrary to Objective 1 of Policy H18 of the South Dublin County Development Plan 2016 – 2022 and the associated House Extension Design Guide (2010) and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the pattern of development in the area and the nature of development proposed for retention, it is considered that the extension, by reason of its two storey nature within an area of predominately single-storey houses, and its proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overlooking leading to a loss of privacy. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

A large, stylized handwritten signature in black ink, appearing to read 'Paul Hyde', is written over a horizontal line. The signature is highly cursive and loops back over itself.

Paul Hyde

**Date:** 03/06/2021