



**An  
Bord  
Pleanála**

**Board Direction  
BD-008203-21  
ABP-309755-21**

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

#### **Reasons and Considerations**

Having regard to the location of the site within a terrace of modest 2-storey houses on narrow plots, it is considered that the dormer extension that is proposed to be retained, by reason of its excessive height, width, scale and bulk relative to the scale of the roof of the dwelling would result in a visually obtrusive and incongruous feature in the roofscape of the terrace which would be overbearing and out of character with the pattern of development in the vicinity and would seriously injure the visual and residential amenities of the area. The proposed development would, therefore, contravene Section 8.2.3.4(i) of the current Dun Laoghaire Rathdown County Development Plan 2016-2022, would create an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 05/05/2021