

An  
Bord  
Pleanála

**Board Direction**  
**BD-009570-21**  
**ABP-310966-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2021.

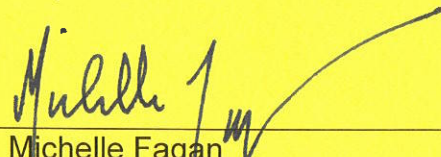
The Board decided by a vote of 2:1 to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the location of the site within the Church Road Architectural Conservation Area, and the design and form of the proposed development, it is considered that the proposed development would be visually incongruous and would have a negative impact on the character of the ACA. The proposed development would seriously injure the visual amenity of the area, and would, therefore, not be in accordance with 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 height above the ground level to the soffit of the structure and the scale of the proposed extension presented an unsatisfactory proportion and would be an incongruous element within the context of the ACA, that would seriously injure the visual amenities of property in the vicinity by reason of the design and form of the proposed development.

**Board Member**

  
Michelle Fagan

**Date:** 02/12/2021