



An  
Bord  
Pleanála

**Board Direction**  
**BD-009608-21**  
**ABP-311098-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/12/2021.

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 provisions of the Dun Laoghaire-Rathdown Development Plan 2016-2022, the existing pattern of development in the area, and the nature and extent of the proposed dormer extensions, it is considered that, the proposed development would be visually incongruous and out of character with the pattern of development in this urban area. Having regard to its prominent location the proposal would constitute a disorderly form of development which would detract from the streetscape and visual amenities of the area. The proposed development would therefore seriously injure the residential amenities of the area and permission for such would set an undesirable precedent for similar development in the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Michelle Fagan

**Date:** 08/12/2021