



An
Bord
Pleanála

Board Direction
BD-010117-22
ABP-311814-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/02/2022.

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 design and scale of the proposed development and specifically the scale, visual prominence and impact on the established roof profile and streetscape arising from the proposed dormer attic element to the side roof slope, it is considered that the proposed development would be visually incongruous and would have a negative impact on the scale and character of the dwelling, the streetscape and the visual amenities of the area. The proposed development would, therefore, be contrary to the provisions of Policy CHC(4) and Section 17.11 'Roof Extensions' of the Dublin City Development Plan 2016-2022. Accordingly, the proposed development would seriously injure the visual amenities of the area and of property in the vicinity and would contravene the provisions of the development plan and by itself and by the precedent it would set, would be contrary to the proper planning and sustainable development of the area.

Board Member

Dave Walsh

Date: 28/02/2022