



An
Bord
Pleanála

Board Direction
BD-011141-22
ABP-311892-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/08/2022.

The Board decided to refuse permission 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 roovescape 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 12.3.7.1(iv) of the Dun Laoghaire Rathdown County Development Plan 2022 - 2028, would create an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the proposed amendments to the enlarged dormer window comprising the replacement of the painted render on the dormer window with a cladding to match the existing roof material, the reduced height of the dormer window roof capping and the proposal to replace the clear glazing in the northernmost window pane in the former with opaque glazing but did not consider that these amendments

adequately overcame the Board's previous reason for refusal of retention relating to the dormer's excessive height, width, scale and bulk relative to the scale of the roof of the dwelling.

Board Member

Maria Fitzgerald
Maria FitzGerald

Date: 22/08/2022

DECISION QUASHED