



An  
Bord  
Pleanála

**Board Direction**  
**BD-010909-22**  
**ABP-312774-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2022.

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

### **Reasons and Considerations**

It is considered that the proposed development would detract from the character of the residential conservation area and would seriously injure the visual amenities of the area and would therefore be contrary to policy CHC4 of the Dublin City Development Plan 2016-2022 which seeks to protect the special interest and character of all Dublin's Conservation Areas and states that development within or affecting a conservation area must contribute positively to its character and distinctiveness. In addition, the proposed development would be contrary to the guidance on roof extensions detailed in Appendix 17.11 of the plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

John Connolly

**Date:** 21/06/2022