

An  
Bord  
Pleanála

**Board Direction**  
**BD-012579-23**  
**ABP-314283-22**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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

#### **Reasons and Considerations**

The subject development which seeks to retain a wrap-around dormer extension to the front, side and rear of the existing two-storey end-of-terrace house would be contrary to the provisions set out in the current Dublin City Development Plan (2022-2028), including in particular Section 15.3.3 and the standards for such development set out Volume 2 Appendix 18 in respect of roof extensions. The extent of the amendments to the roof profile would result in the existing house appearing visually incongruous and out of character with the existing terrace and, by itself and by the precedent it would set for other developments of this type, would be seriously injurious to the visual amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

  
Una Crosse

Date: 26/06/2023