

**An
Bord
Pleanála**

**Board Direction
BD-014688-23
ABP-315075-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2023.

The Board decided to make a split decision, to

(1) grant permission for:

- The installation of a new rooflight to the rear slope of the existing roof;
- A new rendered finish to the existing single storey extension; and
- The replacement and enlargement of the dormer window to front slope of the existing roof;

for the reasons and considerations set out under Schedule 1 below together with the conditions thereunder,

and, to

(2) refuse permission for the construction of a part-one, part-two, part-three storey side extension and associated alterations to the existing dwelling,

for the reasons and considerations set out under Schedule 2 below.

Schedule 1

Reasons and Considerations

Having regard to the scale, form, design and materiality of the rooflight, enlarged dormer and rear extension, the immediate site context, the pattern of development characterising the area more broadly, the provisions of the Dublin City Development Plan 2022-2028 and the Architectural Heritage Protection Guidelines for Planning Authorities (2011), it is considered that, subject to compliance with the Conditions set out below, the proposed development would not seriously injure the architectural character/setting of the Protected Structure, have a negative visual impact on the character/visual amenity of the Conservation Area/streetscape or adversely impact on the residential amenity of neighbouring properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. For the avoidance of doubt, the development permitted by this permission is the: - installation of a new rooflight to the rear slope of the existing roof; new rendered finish to the existing single storey extension; and replacement and enlargement of the dormer window to front slope of the existing roof. It does not include the construction of a part-one, part-two, part-three storey side extension and associated alterations to the existing dwelling.</p> <p>Reason: In the interest of clarity.</p>
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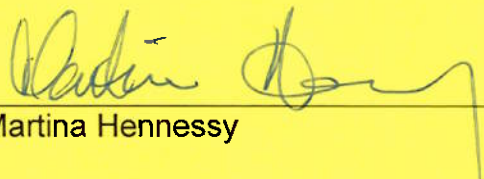
2.	The developer shall comply with all conditions of the parent application Reg. Ref. 3415/22, save for amendments made by this application. Reason: In the interest of clarity.
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Schedule 2

Reasons and Considerations

The proposed extension would seriously injure the architectural character/setting of the Protected Structure and would appear visually incongruous/have a negative visual impact on the character of the Conservation Area/streetscape, due to its scale, massing and design. The proposed development, in itself and by the precedent it would set for similar development in the area, would be contrary to the policies and objectives of the current Dublin City Development Plan 2022-2028, including Policies BHA2 and BHA9, and the Architectural Heritage Protection Guidelines for Planning Authorities (2011). Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member:


Martina Hennessy

Date: 27/11/2023