

An  
Bord  
Pleanála

**Board Direction**  
**BD-016683-24**  
**ABP-318313-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

The Board decided to refuse permission for the following reasons and considerations.

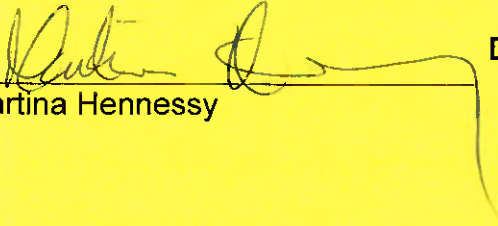
### **Reasons and Considerations**

Having regard to the residential zoning for the site, as set out in the South Dublin County Council Development Plan 2022-2028, Policy H14 Objective 1 which supports the extension of existing dwellings subject to compliance with the South Dublin House Extension Design Guide 2010, the pattern of development in the area and the scale of development proposed, it is considered that the proposed extension, by reason of its height, bulk and design would be out of character with the pattern of development in the vicinity and would have an overbearing visual impact, seriously injuring the amenities of properties in the area. The proposed development would, therefore, 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 had particular regard to provisions for front and side extensions as set out in the South Dublin House Extension Design Guide, which, amongst many matters, seeks to ensure front extensions are simple and complementary to the house, to avoid extensions that are dominant in relation to the scale and appearance of the house, and to avoid the use of flat roofs in prominent extensions. The Board

concluded with the planning authority that the height, bulk and design of the proposed extension, above the eaves and forward of the existing building line, did not accord with the design guidance. As a result, the Board agreed with the planning authority that the proposed development does not accord with proper planning and sustainable development of the area.

**Board Member**



Martina Hennessy

**Date:** 19/06/2024