



An  
Bord  
Pleanála

**Board Direction**  
**BD-016617-24**  
**ABP-318645-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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

### **Reasons and Considerations**

The proposed increase in height of the roof ridge, and insertion of a large dormer feature and balcony area to the front roof slope of this property would have an overall detrimental impact on the visual amenity of the streetscape and render the development out of character with neighbouring properties.

Having regard to the design and scale of the proposed development it is considered that the proposed development would give rise to undue negative impacts on the visual amenities of the area and would contravene materially Objective SPQH045 of the Fingal Development Plan 2023-2029 which seeks to encourage sensitively designed extensions which do not negatively impact the environment or adjoining properties of the area. The proposed development would seriously injure the amenities of property in the vicinity and would, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Peter Mullan

**Date:** 17/06/2024