

An
Bord
Pleanála

Board Direction
BD-018356-24
ABP-319980-24

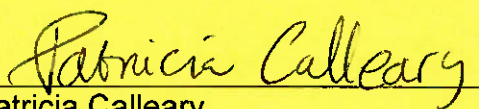
The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2024.

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

Reasons and Considerations

The dormer element, by reason of its scale and design, is overly dominant on the rear roof slope of the house. It extends down to the eaves, overhanging the rear wall plate of the house, resulting in a partial three-storey elevation, which is not a typical feature in this established residential area. The development proposed to be retained is visually obtrusive, seriously injures the visual amenity of the area, and is contrary to Sections 4 and 5 of Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028. The development proposed to be retained would set an undesirable precedent for similar types of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 03/12/2024