



An
Bord
Pleanála

Board Direction
BD-018928-25
ABP-321197-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2025.

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

Reasons and Considerations

1. Having regard to the Dun Laoghaire-Rathdown Development Plan 2022-2028, in particular Section 12.3.7.1 (iv), Alterations at Roof/Attic Level, the Board considered that the scale, size, design and position of the rear dormer extension, forward of the eaves line of the main roof, and aligned with the main roof ridgeline, would read as a third storey, would be an incongruous feature in the rear roofscape of no. 91 Ballinclea Heights, and would set a poor precedent for similar roof level extension that would be out of character with the established pattern of dormer extensions in the area, inconsistent with visual amenities in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board also considered that the proposed independent family living accommodation (family member flat) and external link structure, would be in conflict with the Dun Laoghaire-Rathdown Development Plan 2022-2028, in particular Section 12.3.7.3, Family Member/Granny Flat Extension, which requires that additional family accommodation should be capable of being readily subsumed back into the main dwelling on cessation of subsidiary use. The Board considered that the proposed family member flat and external link structure

would not follow the established pattern of development of house extensions in the area, would be an inappropriate building form in this suburban location, and would result in the introduction of a second residential building line behind the establish building line on Ballinclea Heights, which would seriously injure the amenities of properties in the vicinity and set a poor precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Rose McGovern

Date: 14/02/2025