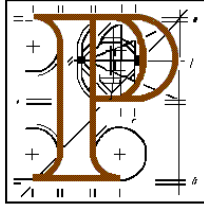


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0490

An Bord Pleanála Reference Number: PL 06D.245654

APPEAL by Eoin Finnegan care of Hendrik W van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 28th day of September, 2015 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of a 38 square metre attic conversion to the existing house, with a dormer to the rear and three roof lights to the front, and widening the existing vehicular access to the front of the house at 48 Granville Road, Cabinteely, County Dublin.

DECISION

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH conditions numbers 2 and 3 and the reasons therefor.

REASONS AND CONSIDERATIONS

Having regard to the established character and pattern of development in the vicinity of the site, the Board considered that the scale of the proposed rear dormer extension was excessive and would, thereby, constitute a visually discordant and incongruous feature when viewed from nearby vantage points. Furthermore, the Board considered that to permit a dormer feature of this scale would set an undesirable precedent for similar developments in the surrounding area. Accordingly, the Board considered that the modification to the design of the rear dormer feature as required by condition number 2 of the planning authority notification of decision to grant planning permission was warranted in the interest of visual amenity.

The Board considered that the proposed widened access onto Granville Road would disrupt the pattern of front gardens in the area, would interfere with on-street car parking in front of the site and was not required in the interest of traffic safety. Accordingly, the Board considered that condition number 3 of the planning authority notification of decision to grant planning permission was warranted.

In deciding not to accept the Inspector's recommendation to remove condition number 2, the Board considered that the scale of the proposed rear dormer feature was excessive and would create a visually dominant and incongruous feature in the area.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.