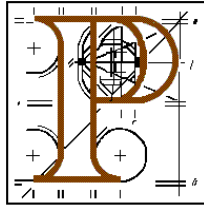


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3644/15

An Bord Pleanála Reference Number: PL 29N.245841

APPEAL by Elizabeth Leonard care of Gavin Kirwan of 20 Woodford Court, Clondalkin, Dublin against the decision made on the 5th day of November, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Attic conversion to second floor, provision of one habitable bedroom, with en suite bathroom,. change to roof design, dormer to rear, gable end and roof to rear, all at 19 Montrose Crescent, Artane, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

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.

REASONS AND CONSIDERATIONS

It is considered that the proposed conversion of a hipped roof to a gable end roof profile would undermine the character of the dwelling and the streetscape. In addition, the proposed rear dormer, due to its length, which is dependent on the side roof extension, would result in an over-scaled and imbalanced form of development on the dwellings rear elevation. The proposed development would, therefore, seriously injure the visual and residential amenities of the area and 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 did not share the Inspector's conclusions that the proposed development would not adversely affect the residential or visual amenities of the area and would integrate well with other properties in the vicinity.

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

Dated this day of 2016.