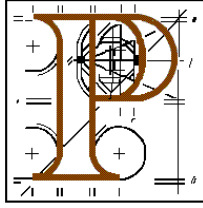


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**South Dublin County**

**Planning Register Reference Number: SD15B/0361**

An Bord Pleanála Reference Number: PL 06S.246297

**APPEAL** by Valentin Lasilcovschi care of Green Design Build of 142 Upper Leeson Street, Dublin against the decision made on the 16<sup>th</sup> day of February, 2016 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** A new two-storey granny flat extension to side, two number new porches, attic conversion with one number dormer roof to rear, two number dormer roofs and three number rooflights to front and associated works at 1 Saint Peter's Road, Walkinstown, 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**

Having regard to the design and internal layout of the proposed residential unit, it is considered that the proposed development would not comply with the South Dublin County Council Development Plan 2010-2016 policy H18: Family Flat. In addition, it is considered that the proposed development by reason of its attic floor extension incorporating two front dormer windows and large rear dormer window would result in excessive massing and scale and would cause undue visual impact on the streetscape of Saint Peter's Road and would be excessively dominant when viewed from the Walkinstown Roundabout and would be overbearing on the neighbouring dwelling at number 3 Saint Peter's Road. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**