

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## South Dublin County

**Planning Register Reference Number: SD15B/0378**

An Bord Pleanála Reference Number: PL 06S.246338

**APPEAL** by Lisa Scahill care of Gavin Kirwan Engineering Services of 20 Woodford Court, Clondalkin, Dublin against the decision made on the 24<sup>th</sup> day of February, 2016 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** An attic conversion with alterations to the existing roof profile at the rear and side. Alterations of the roof profile to include a new gambrel roof style dormer extension to the rear, to include three new velux style windows and a new gable wall extension to the side to replace existing hipped roof to accommodate two new bedrooms. It is also proposed to include three new velux style windows to the unchanged front roof profile and all ancillary site works and drainage. All at 15 Woodville Walk, Lucan, County 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 development would appear bulky on the streetscape and would result in a visual imbalance within the pair of semi-detached houses and would be at variance with the predominant pattern of hipped roof profiles in this area, which exhibits a high degree of visual consistency. The proposed development would seriously injure the visual amenities of the area and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, 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.**