

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: WEB/1103/16**

An Bord Pleanála Reference Number: PL 29S.246650

**APPEAL** by Ashling and Kenneth Holland of 16 Downpatrick Road, Crumlin, Dublin against the decision made on the 4<sup>th</sup> day of May, 2016 by Dublin City Council to grant subject to conditions a permission to Roslyn Collins and John Flashman care of Nelson O'Neill Associates of 25 Saint Fintan's Park, Blackrock, County Dublin.

**PROPOSED DEVELOPMENT:** Demolition of a non-original single storey rear return (six square metres) and construction of a new two-storey extension to the side and rear (gross floor 25 square metres, finished floor 26 square metres), five number velux rooflights and all associated site works at 18 Downpatrick Road, Crumlin, 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 have an overbearing impact on the adjoining dwelling to the north-east due to its proximity to the boundary, visually unrelieved elevational treatment and height of parapet wall along this boundary. Furthermore, it is considered that the proposed roof design would be visually unsympathetic in the context of the roof profile and design of the existing dwelling and the existing streetscape. Therefore, the proposed development would seriously injure the residential and visual 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 considered that the design of the proposed development was unacceptable given the existing configuration of development on the subject site and neighbouring sites.

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

**Dated this                      day of                      2016.**