

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16B/0117**

An Bord Pleanála Reference Number: PL 06D.246737

**APPEAL** by Jon and Emer Ross of 6 Goatstown Road, Goatstown, Dublin against the decision made on the 19<sup>th</sup> day of May, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention for an unauthorised second floor rear extension at 6 Goatstown Road, 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 required under section 8.2.3.4(i) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 that applications for dormer extensions will be considered with regard to impact on existing character and form, taking into consideration the design dimensions and bulk relative to the overall size of the dwelling, and that dormer extensions shall be set back from the eaves, gables and/or party walls. It is considered that the proposed dormer extension, by reason of its detailed design and scale, materially contravenes the development plan policy and would be out of character with and seriously injure the visual amenities of the area and depreciate the value of property in the vicinity by reason of visual obtrusion. 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.**