

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2590/16

An Bord Pleanála Reference Number: PL 29N.246760

APPEAL by Yasmin and Kevin Lynch care of Edward Fitzgerald Selby of 32 Butterfield Grove, Rathfarnham, Dublin against the decision made on the 23rd day of May, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Provision of an attic room with en-suite and standing-seam metal roof dormer to the rear aspect of the roof, and a roof-window to the front aspect of the roof, all at 7 Iona Avenue, Drumcondra, 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 provisions of Appendix 25, 'Guidelines for Residential Extensions' in the Dublin City Development Plan 2011-2017, to the nature, extent and design of the proposed standing seam metal roof dormer and to the pattern of development in the area, it is considered that the proposed development would be contrary to the provisions of Appendix 25 in respect of roof extensions as the design would not 'reflect the character of the area, the surrounding buildings, and the age and appearance of the existing building' and the dormer window would not be 'visually subordinate to the roof slope'. Furthermore, it is considered that the proposed dormer extension would be injurious to the visual amenities of the area and property in the vicinity and would set an undesirable precedent for other similar developments in the area. The proposed development would, therefore, 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 consider that the conditions recommended by the Inspector were sufficient to render the scale, design and materials of the proposed dormer structure acceptable in terms of impacts on visual amenity. The Board also considered that the amended scheme would not come within the scope of the guidance set out in Appendix 25 of the development plan.

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

Dated this day of 2016.