

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## South Dublin County

**Planning Register Reference Number: SD16B/0134**

An Bord Pleanála Reference Number: PL 06S.246862

**APPEAL** by Anthony Brislane of 51 Rathfarnham Wood, Rathfarnham, Dublin against the decision made on the 16<sup>th</sup> day of June, 2016 by South Dublin County Council to grant permission to Kevin Smyth care of Greg Zakrzewski Architects of Ceiliurlann, Leopardstown Road, Dublin for development comprising permission for new attic rooflight to front and retention of existing attic dormer to rear, all at 74 Rathfarnham Wood, Rathfarnham, Dublin in accordance with the plans and particulars lodged with the said Council.

## DECISION

**GRANT permission for new attic rooflight to front in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below. REFUSE permission for retention of existing attic dormer to rear based on the reasons and considerations marked (2) under.**

## 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 (1)**

Having regard to the nature and limited scale of the proposed development and to the existing character and pattern of development in the vicinity of the site, it is considered that, subject to compliance with the condition set out below, the proposed development would not seriously injure the visual or residential amenities of dwellings in the vicinity of the site or of the area and would be in accordance with the proper planning and sustainable development of the area.

### **CONDITION**

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity.

## **REASONS AND CONSIDERATIONS (2)**

Having regard to the established pattern of development in the area and the scale of the attic dormer window, it is considered that the development proposed for retention would be contrary to section 11.3.3 of the South Dublin County Council Development Plan 2016-2022 which provides that the design of residential extensions should accord with the House Extension Guide or any superseding standards. The dormer window proposed for retention would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of overlooking and overbearing impact on existing residential properties particularly on number 51 Rathfarnham Wood. The development proposed for retention would set an undesirable precedent 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.**