

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB1236/16

An Bord Pleanála Reference Number: PL 29N.247199

APPEAL by Stephen King and Jennifer Kane and Paul and Sue Morel of 68 The Green, Beaumont Woods, Dublin against the decision made on the 5th day of August, 2016 by Dublin City Council to grant subject to conditions a permission to Josie and Philip Quinn care of Astral Home Improvements of Unit 59a, Baldoyle Industrial Estate, Baldoyle, Dublin.

PROPOSED DEVELOPMENT: Change of roof type from hipped to a gable end with a half hipped finish, a new window to the side and a flat roof dormer to the rear. Internal modifications will consist of an attic conversion and new stairs to accommodate a new storage room at 71 The Green, Beaumont Woods, Beaumont, 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 the pattern of development in the area, the nature and scale of the proposed development, the Board considered that the proposed development would be visually incongruous and would create by reason of its scale and aspect a visually discordant intervention and would, therefore, be contrary to the proposed planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed dormer by reason of scale and design would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.