An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0283

An Bord Pleanála Reference Number: PL 06D.247324

APPEAL by Panavotis and Sophia Christopoulos care of Dathanna Architecture of 44 Merrion Grove, Stillorgan Road, County Dublin against the decision made on the 29th day of August, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: A: The construction of a new pitched roof porch to front elevation at ground floor level. B: A single storey extension to the rear of the existing single storey element to side and rear elevation and associated velux roof lights. C: A new pitched roof over existing single storey element to front and side elevation at ground floor and associated velux roof lights. D: Conversion of attic, with associated dormer to rear and side. E: Velux roof light to front elevation. F: New single storey pitched roof garden shed. G: Raising of garden wall between numbers 5 and 7 to two metres high. H: Widening of existing vehicular access to 3.5 metres and I: All associated internal modifications, external works, services, drainage and landscaping required in conjunction with these works. All at 7 Larchfield Road, Goatstown, Dublin.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the scale and bulk of the proposed dormer extensions relative to the scale and proportions of the existing roof, and the failure to sit within the existing roof planes, it is considered that the proposed dormers would fail to constitute a subordinate roof extension, would dominate the roof form of the existing house, would be visually overbearing, and would adversely affect the character and seriously injure the visual amenity of the existing house. The proposed dormer extensions, by themselves and by the undesirable precedent that would be set for similar development in the vicinity, would seriously injure the visual amenities of neighbouring property and of the streetscape at a prominent corner location.

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.

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

Dated this day of

2017.