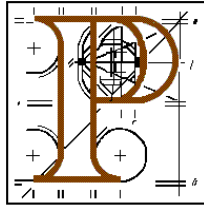


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0740

An Bord Pleanála Reference Number: PL 06D.247830

APPEAL by Michael Donnelly care of Paul Quinn Architect of 'Rosbeg', Saval Park Road, Dalkey, County Dublin against the decision made on the 5th day of December, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Amendments to the previously approved planning permission planning register reference number D08A/0053, which allowed for a two bedroom, two storey house with associated landscape and drainage works. Planning Permission is sought to alter the roof of the previously permitted house, with the addition of dormer style windows to the front and a dormer rooflit space to the rear, allowing for a new attic level third bedroom, with an en-suite bathroom at 4a Saint Catherines Road, Glenageary, County 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

1. It is considered that the proposed modifications to the roof profile by virtue of its design, bulk and scale would be overly dominant and visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area, would be contrary to section 8.2.3.4 (v) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 that residential development is provided with adequate private open space in the interest of residential amenity. The proposal would result in a deficiency in the quantum, quality and location of private open space for the proposed development and the adjoining house, number 4 Saint Catherine's Road. The proposed development would not be in accordance with the section 8.2.8.4 (i) Private Open Space for Houses of the said Development Plan, would seriously injure the residential amenity of future residents and the amenities of adjoining properties 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.