



An
Bord
Pleanála

Board Order

PL 29N.247962

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City Council

Planning Register Reference Number: 4110/16

Appeal by Pamela Walsh care of David Moran of 118 Home Farm Road, Drumcondra, Dublin against the decision made on the 13th day of January, 2017 by Dublin City Council to refuse permission.

Proposed Development: Extension comprising the re-construction of the existing roof with a raised ridge height to incorporate dormer window to front and first floor extension to rear, two bedroom and bathroom to form a first floor at 42 Willow Park Crescent, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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 fact that the proposal forms part of a semi-detached pair, the Board is concerned that the proposal, both of itself and because of the precedent which it would form, would lead to a visually unsatisfactory form of development. The proposed development would, therefore, seriously injure the visual amenity of the area and of properties in the vicinity and would not be in accordance with 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