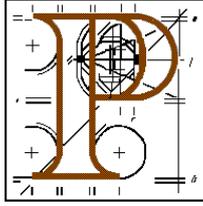


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: WEB1494/16

An Bord Pleanála Reference Number: PL 29N.248084

APPEAL by Richard and Michelle Brereton care of John Henry Architect of 83 Swords Road, Whitehall, Dublin against the decision made on the 1st day of February, 2016 by Dublin City Council to grant subject to conditions a permission.

PROPOSED DEVELOPMENT: Construction of proposed side two-storey extension with associated internal and external alterations, external render to existing front façade and all associated site development works to dwellinghouse, all at 15 McAuley Road, Artane, 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

It is considered that the proposed extension, having regard to its scale and design, would seriously injure the visual and residential amenities of the area by reason of its visually dominant character at this prominent corner site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation, the Board considered that the design of the proposed development would not be amenable to satisfactory amendment by reason of attachment of a condition to a grant of planning permission. In this regard, the Board considered that the proposed extension should be comprehensively redesigned in the context of a fresh planning application.

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

Dated this day of 2017.