



An  
Bord  
Pleanála

## Board Order PL 29N.248360

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### Planning and Development Acts 2000 to 2016

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1050/17**

**Appeal** by Lynda and Daniel McGarry of 19 The Green, Beaumont Woods, Dublin against the decision made on the 27<sup>th</sup> day of March, 2017 by Dublin City Council to refuse permission.

**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. All at 19 The Green, Beaumont Woods, Beaumont, 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 pattern of development in the area, which is defined by groups of terraces of dwellings with hipped roof profiles at each end, it is considered that the proposed development would not complement the character of adjoining dwellings, would appear visually incongruous within the streetscape and would create a visually discordant intervention that would seriously injure the visual amenities of the area. 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 to grant permission, the Board considered that the visual impact of the removal of the hipped roof would not be acceptable, having regard to the fact that the subject house is part of a terrace of houses which is characterised by fully hipped roof profiles at each end. In this context, the Board had regard to its recent decision under An Bord Pleanála appeal reference number PL 29N.248385, and did not consider that there was a material difference between the removal of a hipped roof in a pair of semi-detached houses (as in that case) and the removal of a hipped roof in a terrace of four houses (in the current case).

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

**Dated this      day of      2017**