

Board Order PL 29N.248615

Planning and Development Acts 2000 to 2017 Planning Authority: Dublin City Council Planning Register Reference Number: 2471/17.

Appeal by Linda Bailey care of Gavin Kirwan of 20 Woodford Court, Clondalkin, Dublin against the decision made on the 9th day of May, 2017 by Dublin City Council to refuse permission to the said Linda Bailey.

Proposed Development: Raised gable end and change of roof type at gable from hipped roof to dutch hipped roof type, new dormer roof window to the rear, new roof light to the front and new roof light to the side at roof level, all to accommodate a new attic roof together with all on-site utilities and services, all at 8 Oakwood Park, Glasnevin, 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 consistent pattern of development in the area, and taking into account the constrained nature of the additional accommodation proposed, it is considered that the proposed development which involves the fundamental alteration to the roof profile of this pair of semi-detached houses would be visually obtrusive and out of character with the prevailing pattern of development in the area and would set an undesirable precedent for similar type developments in this suburban residential area. The proposed development would therefore seriously injure the amenities of the area and of property in the vicinity and would 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