

## Board Order PL 29N.248668

# Planning and Development Acts 2000 to 2017 Planning Authority: Dublin City Council Planning Register Reference Number: WEB1128/17

**Appeal** by Dumitru Vladeanu care of Green Design Build of 142 Upper Leeson Street, Dublin against the decision made on the 15<sup>th</sup> day of May, 2017 by Dublin City Council to refuse permission.

**Proposed Development**: Attic bedroom conversion with dormer window to rear, alterations to roof, parapet wall to north, removal of chimney, two number velux to front and one number to rear, two number attic level windows to south gable and associated works at detached house at 17 Thorndale Lawns, Artane, 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**

It is considered that the proposed alterations sought would result in a visually inappropriate roof profile which would be inconsistent with the established roof form in the surrounding area. The proposed development would be contrary to the requirements set out in the Dublin City Development Plan 2016 – 2022 and in particular Appendix 17.11 which requires that any new dormer windows should be visually subordinate to the roof slope. The alterations to the roof profile together with the incorporation of a dormer window on the rear of the roof would seriously injure the visual amenities of the area and of property in the vicinity 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