



An  
Bord  
Pleanála

**Board Order**  
**PL 29S.248830**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City**

**Planning Register Reference Number: WEB1203/17**

**Appeal** by Tony Lonergan care of Once Civil and Structural Limited of 4 Bridgecourt Office Park, Walkinstown Avenue, Dublin against the decision made on the 12<sup>th</sup> day of June, 2017 by Dublin City Council to refuse permission to the said Tony Lonergan.

**Proposed Development:** Attic conversion to provide a family bathroom and master bedroom, including altering the roof to change the existing hip to a gable wall with a new dormer window to the front elevation, tiled second floor return wall, internal alteration and site works, all at 98 Emmet Road, Inchicore, 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 overall scale and mass of the proposed extension, the significant interventions proposed at roof level, incorporating a dormer extension in the front elevation and changes in the existing roof profile, and the inappropriate scale, design and finish of the proposed rear roof extension, it is considered that the proposed development would seriously impact the scale and character of the existing house and the form of the terrace, would seriously injure the visual amenities of the area and would be contrary to the provisions of the current Dublin City Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this      day of      2017