

## Board Order PL 06D.249100

# Planning and Development Acts 2000 to 2017 Planning Authority: Dún Laoghaire-Rathdown County Council Planning Register Reference Number: D17B/0273

**Appeal** by Katy and Bill Stanley care of Peter Oakes Architects of Jilba, 70 Meath Road, Bray, County Wicklow against the decision made on the 26<sup>th</sup> day of July, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development**: The rebuilding of the two storey roof to a higher level to provide attic accommodation with a dormer window and rooflights to the front and a three storey elevation to the rear and all associated works at 10 Cluin na Greine Court, Shankill, County 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**

The proposal entails a significant increase in ridge height over and above the level of existing dwellings at this location that are characterised by their shallow pitch roof profiles. The proposal is to be extended in such a manner that provides an unattractive and lopsided roof profile from front to back due to the attempt to maximise the floor space provided. The proposal would be visually obtrusive at this location, would be out of character with the existing dwellings and would be contrary to Development Plan policy as set down under section 8.2.3.4 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 in relation to extensions. The proposal would also set an undesirable precedent for similar extensions to existing dwellings 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 2017