

## Board Order PL 06S.249203

Planning and Development Acts 2000 to 2017 Planning Authority: South Dublin County Council Planning Register Reference Number: SD17B/0231

**Appeal** by Muhammed Imran care of Anthony Keeler of 1A Cleggan Avenue, Ballyfermot, Dublin against the decision made on the 22<sup>nd</sup> day of August, 2017 by South Dublin County Council to refuse permission to the said Muhammed Imran.

**Proposed Development** Construction of a dormer extension to rear of existing attic space for study/storage use. A new frost window to side gable and two new windows to rear dormer extension. Extension of side gable wall and hipped roof to side of an existing two-storey dwelling including ancillary works all at 11 Johnsbridge Avenue, Lucan, 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**

It is considered that the proposed development, by reason of its roof design, would be an inappropriate form of development and would be out of character at this location. The proposed extension 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 2018