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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4411/17**

**APPEAL** by David Lawlor and others care of 15 Brendan Road, Donnybrook, Dublin and Clair and Ciaran Cassidy care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 2<sup>nd</sup> day of February, 2018 by Dublin City Council to grant subject to conditions a permission to the said Clair and Ciaran Cassidy.

**Proposed Development:** Alterations to previously approved Register Reference 2421/17 (An Bord Pleanála Reference Number PL 29S.248576) to include the following: (i) provision of one number additional rooflight on side (north-eastern) elevation; (ii) provision of two number rooflights on front elevation to serve attic-level store; (iii) replacement of previously approved rooflights to rear (north-west) elevation with one number obscure glazed dormer window serving en-suite/toilet, and (iv) all associated site development works necessary to facilitate the development, at 20 Auburn Avenue, Donnybrook, 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 provisions of the Dublin City Development Plan, 2016 to 2022, the nature and scale of the proposed development and the pattern of existing development in the vicinity, together with the information submitted as part of the planning application and the appeal, it is considered that the proposed development would seriously injure the visual amenity and character of the area and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the scale, design and visual impact of the proposed dormer and rooflights would be visually intrusive and would seriously injure the visual amenity and character of the area.

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

**Dated this            day of            2018.**