



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18B/0008

APPEAL by Fiona and Alan Guest care of Michael Nally of Sonna, Slanemore, Mullingar, County Westmeath against the decision made on the 5th day of March, 2018 by South Dublin County Council to refuse permission.

Proposed Development: Retention of alterations to dormer window and an additional 5.82 square metres of floor area to attic conversion, in planning register reference number SD15B/0065, granted permission on the 27th day of April, 2015. All at 82 Dodder Park Road, Rathfarnham, 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 dormer structure to be retained, by reason of its height and scale, in particular its location breaking the eaves line of the main roof, is out of character with the existing dwelling and adjacent properties, and is visually dominant and obtrusive when viewed from the rear of neighbouring properties. The development to be retained does not comply with the South Dublin County Council Extension Design Guide and the policies of the South Dublin County Development Plan 2016-2022, Policy H18 Objective 1 refers, with regard to residential extensions and the protection of residential and visual amenity. The development to be retained would, therefore, seriously injure the amenities of property in the vicinity by reason of overlooking and visual impact, and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.