



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2080/18

APPEAL by Colin Price care of H2B Architects of Kildalkey, County Meath against the decision made on the 12th day of March, 2018 by Dublin City Council to refuse permission.

Proposed Development: Attic conversion consisting of raising of gable end, dormer window projection to rear with bathroom and all associated site works at 213 Tyrconnell Road, 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 zoning objective, Z1; “to protect, provide and improve residential amenities” as set out in the Dublin City Development Plan 2016-2022, to the character of the existing dwelling and to the established pattern, scale and architectural character of the area, it is considered that the proposed extension by reason of its alteration of roof profile would constitute an inappropriate intervention, would seriously impact on the character of the existing house and the pattern of the terrace of which it forms part and would seriously injure the visual amenities of the area. The proposed development would be contrary to the provisions of the Dublin City Development Plan 2016-2022, and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.