



Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18B/0050

APPEAL by Peter and Sophie Lindsay care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 28th day of March, 2018 by Dun Laoghaire Rathdown County Council for permission for development comprising construction of a single storey extension to rear and side of existing bungalow dwelling. Also, construction of a pitched roof dormer to side of hipped roof and new flat roof dormer extension to rear of existing attic space. Note: both dormers set back off rear wall and side walls of bungalow and reduced in size from previous application under planning register reference number D17B/0360. Demolition of existing chimney to side of bungalow, part demolition to existing single storey extension to rear and all other ancillary site works included, all at 22 Meadow Park, Churchtown, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for ground floor side and rear extension, demolition of existing chimney to side of bungalow, part demolition to existing single storey extension to rear and all other ancillary site works included and to refuse permission for the extension of side gable wall to increase existing attic space including new flat roof dormer extension to rear of existing roof space sitting on existing rear wall of bungalow).

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 dormer extensions and modifications to the roof profile, by virtue of their design, bulk and scale, would be overly dominant and visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area, would be contrary to section 8.2.3.4 (i) of the Dun Laoghaire- Rathdown County Development Plan 2016 to 2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity 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.