

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 size, design, bulk and prominent position, would be visually incongruous when viewed from the rear of adjoining properties and would overlook adjoining property on both sides. The proposed extension would be dominant and overbearing on the existing dwelling, would negatively impact on its character, would seriously injure the amenities of property in the vicinity, would materially affect the protected structure, and would contravene Policy AR1 and Section 8.2.11.2 (i) of the of the Dún Laoghaire-Rathdown County Development Plan 2016-2022.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would detract from the special interest of the protected structure, would detract from the visual amenity of the area, and would contravene policies of the County Development Plan.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.