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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2851/18**

**APPEAL** by Emma and Neil Memery care of David Kelly of 276 Clontarf Road, Dublin against the decision made on the 19<sup>th</sup> day of June, 2018 by Dublin City Council to refuse permission.

**Proposed Development** An attic extension to provide a dormer to rear, projecting above the existing ridge height, accommodating a single bedroom, a wardrobe area and a store (total floor area 28 square metres). The extension to have two bedroom windows to the rear and a flat rooflight over both access stairs and wardrobe area all at 52 Grange Park View, Raheny, 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 nature, scale, design and height of the proposed dormer window extension, which raises the original roof ridge height to the dwelling and dominates the rear roof plane, it is considered that the proposed development would fail to respect the character of the existing house on site and housing in the area and would have an incongruous appearance when viewed from the immediate streetscape. It is considered that the proposed development would, therefore, seriously injure the visual amenities of the area, would be contrary to the provisions of Section 16.10.12 of the Dublin City Development Plan 2016-2022, which require residential extensions not to have an adverse impact on the scale and character of the main dwelling, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Prendergast**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**