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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2919/18**

**APPEAL** by Christian Moore and Miriam Herrero of 2 Saint Columbas Road Lower, Drumcondra, Dublin against the decision made on the 27<sup>th</sup> day of June, 2018 by Dublin City Council to refuse permission to the said Christian Moore and Miriam Herrero.

**Proposed Development:** Permission to remove existing hipped roof over existing two-storey extension to rear and construct new second floor extension with mansard roof incorporating two bedrooms and bathroom, all at 2 Saint Columbas Road Lower, Drumcondra, 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 policies of the Dublin City Development Plan 2016-2022 and the pattern of development in the area, it is considered that the proposed second floor rear extension, given its scale and mansard roof design, would be visually incongruous and out of character with the existing dwelling and would seriously injure the visual amenity of the public street. It is considered that the proposed development, by reason of its design and scale, would seriously injure the amenities the area and of property in the vicinity and would, therefore, be contrary to the provisions of the Dublin City Development Plan, 2016-2022 and to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

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

**Dated this            day of            2018.**