



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18B/0204

APPEAL by Barry Guilfoyle care of Plan 8 Architects of Church Road, Delgany, County Wicklow against the decision made on the 22nd day of June, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development

Conversion and extension of existing attic space to provide additional storage at 27 Corke Abbey, Bray, County 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 pattern of development in the vicinity of the site, it is considered that the proposed dormer structure, by reason of its scale, width and relationship with the existing roof profile of the dwelling would be out of character with the pattern of development in the vicinity. The development would be visually discordant and have an overbearing impact. It would be detrimental to the amenities of the area and seriously injure the amenity of property in the vicinity by reason of visual obtrusion, set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.