Board Order

ABP-302871-18

Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3738/18

APPEAL by Brendan and Catherine Rooney care of dbl Architecture, 39 Sweetman House, Myrtle Drive, The Coast, Baldoyle, Dublin against the decision made on the 1st day of October, 2018 by Dublin City Council to refuse permission.

Proposed Development: Conversion of an existing roof/attic space to a new habitable bedroom and storage to an existing semi-detached dwelling to include alterations to the exiting roof structure, construction of a flat roof dormer extension to rear elevation and dormer roof structure to gable end/side elevation with pitched roof over, new windows to rear and side elevations and all associated minor internal alterations at 20 Old County Road, Crumlin, 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 provisions of the Dublin City Development Plan 2016-2022 and to the nature, scale, location and design of the proposed development, it is considered that the proposed dormer extensions would appear visually dominant and incongruous on the streetscape at this location; would seriously injure the character and appearance of the surrounding area and would set an undesirable precedent for other similar developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this   day of   2018.