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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4113/18**

**APPEAL** by Fergus Bruton care of Roger Hofler Architects of 129 Lower Georges Street, Dún Laoghaire, County Dublin against the decision made on the 29<sup>th</sup> day of November, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** A new first floor two bedroom extension with ensuite, two number roof dormers to front roof, internal alterations to ground floor to an existing two bedroom terraced cottage at 4 Blessington Lane, 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**

The proposed first floor extension to the rear of an existing single storey cottage which has been previously extended at ground floor level would by reason of its scale and bulk result in overdevelopment of the site which would have an adverse impact on the scale and character of the existing dwelling and by reason of overshadowing and loss of aspect seriously injure the residential amenities of adjoining occupiers. The proposed development would set an undesirable precedent for similar type development 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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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**