Board Order

ABP-304983-19

Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2948/19

APPEAL by Michael and Patricia Heffernan care of PKM Architects of Sycamore Lodge, Barrenhill, Sutton, County Dublin against the decision made on the 4th day of July, 2019 by Dublin City Council to refuse permission.

Proposed Development: Extension of the existing attic storage room area with revised roof profile to front and rear over already approved bathroom en suite (planning register reference number 3070/18) all to existing house at 81 Mount Prospect Avenue, Clontarf, 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 attic extension and roof profile by reason of its scale, massing, height and design would constitute an incongruous roof profile that would be out of character with the pair of the semi-detached houses of which it forms a part and would, therefore, detract from the streetscape. The proposed development would, therefore, fail to adequately comply with the provisions of the Dublin City Development Plan 2016-2022 as set out in section 16.2.2.3 and Appendix 17 in relation to roof extensions and alterations. The proposed development would, therefore, seriously injure the visual amenities of the area and would set an undesirable precedent for similar type development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this   day of   2019.