



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3679/19

APPEAL by Geert Jan Huysmans and Maria Pilar Duncan of 64 Merton Drive, Ranelagh Dublin and by Michael Nugent care of Arnold Leahy of 1 Crescent Villas, O'Connell Street, Limerick against the decision made on the 23rd day of September by Dublin City Council to grant subject to conditions a permission to Michael Nugent.

Proposed Development: Construction of a dormer window with balcony and provision of a new roof window to existing rear roof slope of the existing rear roof slope of the existing dwelling and all associated site development works, at 25 Mountainview Road, 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 site of the proposed development is located in a residential conservation area designated by zoning objective Z2 of the Dublin City Development Plan 2016-2022. The proposed development would be out of keeping with the architectural character of the house and as such would contravene policy CHC4 of the development plan which seeks “to protect the special interest and character of residential conservation areas”, as well as the guidance on roof extensions at appendix 17.11 to the plan. 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.