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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2905/20**

**APPEAL** by Noele McEvoy care of Studio D Architects of Distillery Court, 537 North Circular Road, Dublin against the decision made on the 11<sup>th</sup> day of August, 2020 by Dublin City Council to refuse permission.

**Proposed Development:** Construction of pitched roof extension at first and second floor level over existing part single storey, part two-storey flat roof, including two number new external terraces at front/north of house, and construction of projecting first floor level bay window to rear, all to existing end of terrace house at 49 Arnott Street, 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**

It is considered that the proposed development would have an adverse impact on the architectural and historic character of the area and would, therefore, be contrary to its zoning as a residential conservation area under objective Z2 of the Dublin City Development Plan 2016-2022 and would be unduly overbearing in a manner that would seriously injure the visual amenities of neighbouring properties and when viewed from the public realm along Arnott Street. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2021.**