



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20B/0124

APPEAL by Timothy Fletcher and Emma McIvor care of Eden Architects of 37 North Great Georges Street, Dublin against the decision made on the 20th day of October, 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Anne Dempsey care of David Palmer of 39 Leeson Street Lower, Dublin.

Proposed Development: The construction of a two-storey extension to the side, a single storey to the rear, the conversion of the existing attic space with a pitched dormer roof and associated site works at 106 Springhill Avenue, Deansgrange, County 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 Dún Laoghaire-Rathdown Development Plan 2016-2022, in particular Section 8.2.3.4 of the Development Plan, the form and character of the gable fronted houses in the area, the scale and form of the proposed attic level side pitched dormer and balcony, and the scale and form of the proposed two storey side extension, it is considered that the roof forms proposed are inappropriate, would be visually incongruous and would have a negative impact on the established character of the streetscape by reason of form and design, and would seriously injure the visual amenity of the area. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development which is a replication of the gable feature of the original house, in a series of different pitched roofs in varying recessed planes is not complimentary in nature, is at variance with the pattern of development in the area and detracts from the character of the particular house style, would detract from the streetscape, and would, therefore, seriously injure the amenities of the area.

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

Dated this day of 2021